BACKYARD FARMHOUSE

FOUR DESIGNS BY JAY OSBORNE

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Book Design by Jay Osborne

Published by FreeFarmhouse
Fredericksburg, VA

www.FreeFarmhouse.com

Library of Congress Cataloging-in-Publication Data will be available.

ISBN: 978-1-7345-4044-4

Designed in Virginia

1 3 5 7 9 10 8 6 4 2

Kickstarter eBook 1st Draft, January 2024

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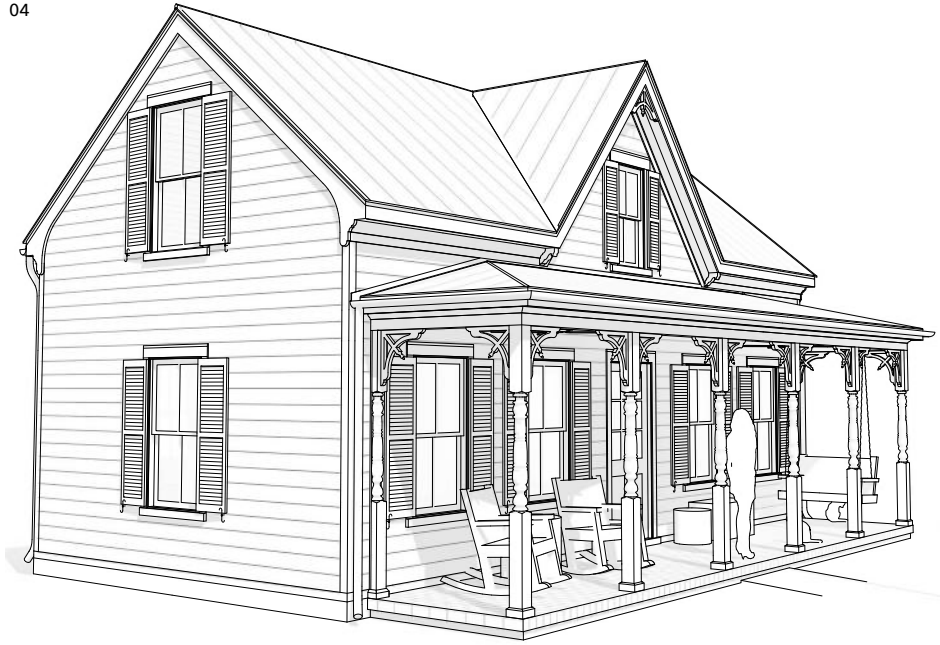
Small homes were banned.

For decades, communities blocked the construction of little houses, intending to keep out people deemed poor or “undesirable”.

Fortunately, hearts are changing. Neighborhoods everywhere are starting to allow backyard cottages, which serve a variety of people.

So, inspired by houses that survived the test of time, I designed four tiny cottages, giving the blueprints for anyone to use. Think of these plans like maps of timeless desires. May you find yourself at home.



APRIL | JUNE

MAE | JULIE

BACKYARD FARMHOUSE

INTRODUCTION

JAY OSBORNE

The book is organized with technical drawings on the right-hand pages, and on the left, these illustrations and explanations. These lower footnotes describe some intentions behind the design. Architectural drawing sets rarely explain any underlying decisions. As image-based contracts, they must be followed rigidly. However, to make changes to a design, it helps to know the underpinning ideas.

The Backyard Farmhouse is designed as four sisters: April, Mae, June, and Julie. Each design variation is basically the same as the others, but with some changes. Together, they demonstrate the possibilities for creating new, derivative designs. Each sister is unique, but they all have much in common. Inspired by old houses that have withstood the test of time, they are short and compact, yet adaptable.

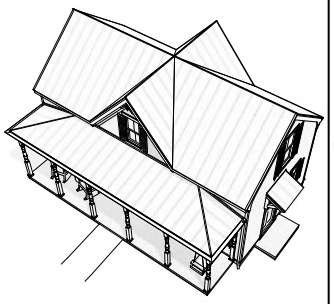
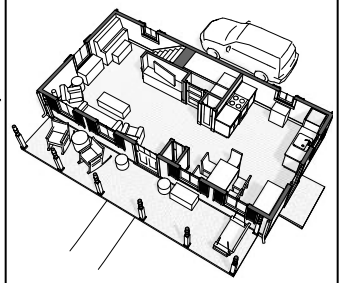
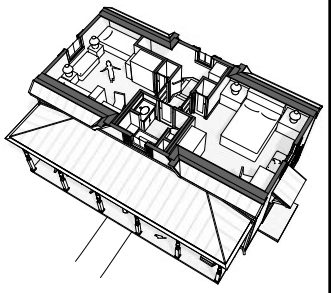
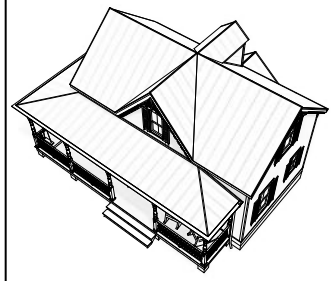
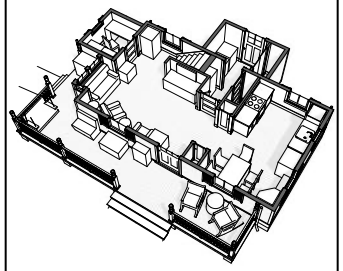
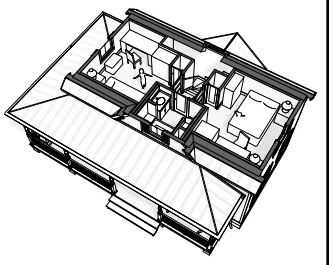
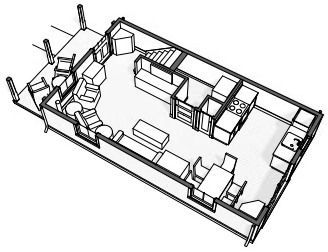
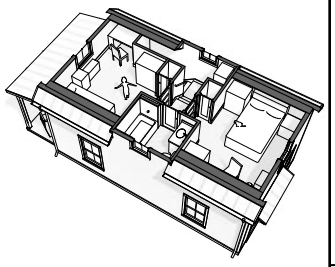
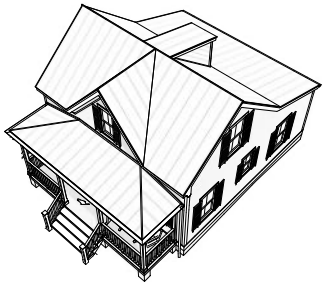
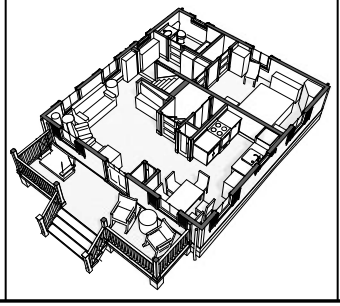
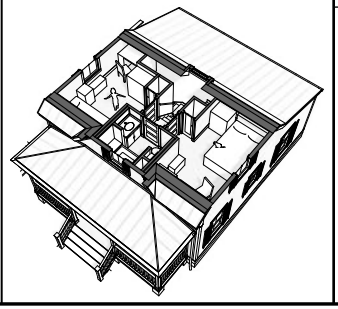
BACKYARD FARMHOUSE

SYMBOLS LEGEND

- SECTION MARKER (8 / A8.8)
- ELEVATION MARKER (4 / A8.8)
- INTERIOR ELEVATION (1 / 3 A8.8 / 2)
- DETAIL CALLOUT (1 / A8.8)
- COMPASS (TRUE N)
- DATUM MARKER
- WINDOW CALLOUT (1)
- DOOR CALLOUT (A)
- FIXTURE CALLOUT (X-00)
- FINISH CALLOUT (F-00)
- CONTOURS (2')
- REVISION NUMBER (8)
- CENTER LINE
- BATH LIGHT & FAN
- SOIL
- CONCRETE
- BRICK
- INSULATION (ANY)
- RIGID INSULATION
- BATT INSULATION
- WALL OUTLET
- SPECIAL-USE OUTLET (REF)
- 220V OUTLET
- ELECTRICAL SWITCH
- 3-WAY SWITCH ($_3)
- LIGHT/FAN SWITCH ($_FAN)
- CEILING LIGHT
- RECESSED LIGHT
- WALL-HUNG LIGHT
- CEILING FAN
- SMOKE DETECTOR (SD)

ABBREVIATIONS

#	POUNDS OR NUMBER	M	METERS
~	APPROXIMATELY	MAX	MAXIMUM
[ ]	METRIC UNITS (MM, U.O.N.)	MIN	MINIMUM
AC	AIR CONDITIONING	MM	MILLIMETERS
A.F.F.	ABOVE FINISH FLOOR	(N)	NEW
B.O.	BOTTOM OF	NTS	NOT TO SCALE
B/T	BETWEEN	O.C.	ON CENTER
BD	BOARD	OSB	ORIENTED STRAND BD
BM	BEAM	PERF	PERFORATED
CLG	CEILING	PT	PRESSURE-TREATED
CMU	CONC MASONRY UNIT	QTY	QUANTITY
C.O.	CASED OPENING	R	RADIUS OR RISER
CONC	CONCRETE	RCP	CEILING PLAN
CONT	CONTINUOUS	REF	REFRIGERATOR
D	DRYER	REQ'D	REQUIRED
DEMO	DEMOLISH	RM	ROOM
DH	DOUBLE HUNG	SD	SMOKE DETECTOR
DIA	DIAMETER	SF	SQUARE FEET
DIM	DIMENSION	SIM.	SIMILAR
DM	DIMMER	SPEC	SPECIFICATION
DN	DOWN	SYM	SYMMETRICAL
DW	DISHWASHER	T.O.	TOP OF
(E)	EXISTING	T&G	TONGUE & GROOVE
EL	ELEVATION	TYP	TYPICAL
ELEC	ELECTRICAL	U.O.N.	UNLESS OTHERWISE NOTED
EQ	EQUAL	W	WASHER OR WATT
EXT	EXTERIOR	W/	WITH
FIN	FINISH	W/D	WASHER & DRYER
FT	FEET	W/O	WITHOUT
GALV	GALVANIZED	WC	WATER CLOSET
GFCI	CIRCUIT INTERUPTER	WD	WOOD
GYP	GYPSUM	WH	WATER HEATER
IN	INCH(ES)	WP	WATERPROOF
INT	INTERIOR	XPS	EXTRUDED POLY
KG	KILOGRAMS		

	AERIAL	1ST FLOOR	2ND FLOOR
APRIL			
MAE			
JUNE			
JULIE			

SHEET INDEX

A0.0 COVER PAGE
A0.1 PROJECT INFORMATION
A0.2 GENERAL NOTES

FOR EACH OF THE FOUR VARIATIONS:

A1.0 ROOF / FOUNDATION
A1.1 DOWNSTAIRS PLANS
A1.2 UPSTAIRS PLANS

A2.0 FRONT ELEVATIONS
A2.1 REAR ELEVATIONS

A3.0 SECTION VIEWS

NOTE:
The details pages are coming soon. Many of these details can be downloaded from the other designs at FreeFarmhouse.com. Also, many builders prefer using their own details. These plans have some flexibility.

SHARED DETAILS (ALL VARIATIONS) :

A4.0 SECTION DETAIL
A4.1 BATHROOM DESIGN
A4.2 KITCHEN DESIGN

A5.0 ASSEMBLY DETAILS
A5.1 EXTERIOR OPTIONS
A5.2 DOORS & WINDOWS

A6.0 SCHEDULES

IMPORTANT NOTE

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06 NOV 2023 KICKSTARTER TEST PRINT **BACKYARD FARMHOUSE** JAY OSBORNE

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9 **2024-01-12** KICKSTARTER EBOOK (FIRST RELEASE)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
4 **2023-04-30** JULIE: 1ST DRAFT (LARGEST VERSION)
+ See A0.1 for more project history and credits

COVER PAGE

A0.0

① Start simple, and grow with time.

③ Combine elements of the different variations.

② Extend (or compress) the primary massing.

④ Download and modify the open-source files.

(1) With 30-year mortgages, it's easy to pre-commit to shortsighted desires and feature creep. But let time teach you. You don't need to build everything at once. Most old homes grew beautifully with time. Avoid making huge, hasty mistakes. **(2)** Many decisions must be made upfront. The house's length can be between 24-32'. The total floor area of the primary massing can be between 650-850 sq ft.

BACKYARD FARMHOUSE

CUSTOMIZATION IDEAS

JAY OSBORNE

(3) You can mix together various elements from each of the designs (like using June's simplified dormers with Mae's wrap-around porch). The foundation can also be changed. **(4)** These drawings and renderings are made using SketchUp. Fast, free, and easy to use, SketchUp makes customizations more enjoyable. You can download the free, open-source files to make any necessary modifications.

PROJECT INFORMATION

LOCATION
54321 EXAMPLE AVENUE
KNOWHERE, VA 12345

PROJECT DESCRIPTION
ADU OR SINGLE-FAMILY HOUSE

PROJECT NUMBER
APN 0000-0000-000-000

FLOOR AREA
APRIL: 850 SQUARE FEET
MAE: 860 SQUARE FEET
JUNE: 750 SQUARE FEET
JULIE: 900 SQUARE FEET

CONSTRUCTION TYPE
TYPE V - WOOD FRAME CONSTRUCTION

PARCEL SIZE
[RECOMMENDED: AT LEAST 50x50 FOR JULIE, 25x50 FOR JUNE]

APPLICABLE CODES
2022 EXAMPLE STATE BUILDING CODE

PROJECT HISTORY & CREDITS

2023-10-26
8 3RD DRAFT (DESIGNS SYNCHRONIZED)
RELEASE ON WEBSITE AND PREPARE FOR KICKSTARTER BOOK.

2023-10-26
8 3RD DRAFT (DESIGNS SYNCHRONIZED)
RELEASE ON WEBSITE AND PREPARE FOR KICKSTARTER BOOK.

2023-08-27
7 ALL: 2ND DRAFTS (REFORMAT PAGES)
INCREASE DENSITY & COORDINATE INFO OF THE DRAWING SETS.

2023-07-31
6 JUNE: 1ST DRAFT (SIMPLEST VERSION)
JAY OSBORNE GIVES THE FIRST PLANS TO PATREON SUPPORTERS.

2023-05-30
5 MAE: 1ST DRAFT (ORNATE VERSION)
JAY OSBORNE GIVES THE FIRST PLANS TO PATREON SUPPORTERS.

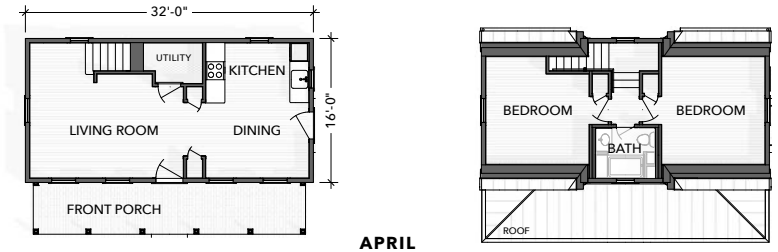
2023-04-30
4 JULIE: 1ST DRAFT (LARGEST VERSION)
JAY OSBORNE GIVES THE FIRST PLANS TO PATREON SUPPORTERS.

2023-03-31
3 APRIL: 1ST DRAFT (ELONGATED VERSION)
JAY OSBORNE GIVES FIRST PLANS TO HIS PATREON SUPPORTERS.

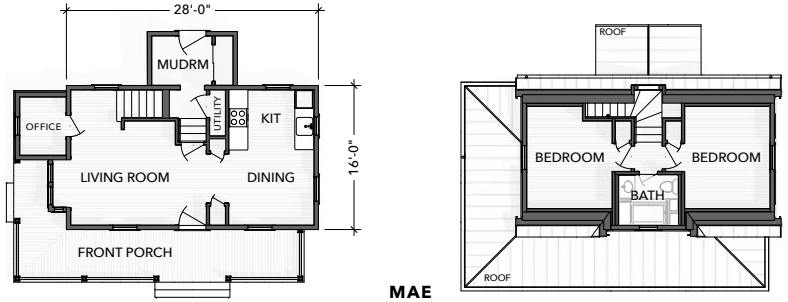
2023-02-28
2 BACKYARD 1ST DRAFT (BASIC 16x24, 650 SQ FT)
JAY OSBORNE DESIGNS THE SMALL PROTOTYPE FOR PATREON.

2022-11-30
1 FIRST PRESENTATION (SCHEMATIC DESIGN)
TEST IDEA AND CREATE PLANS FOR HARDEST, SMALLEST DESIGN.

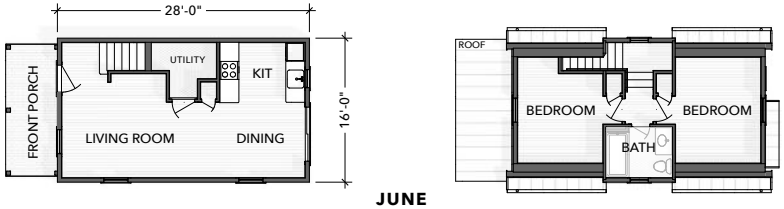
PRESENTATION PLANS



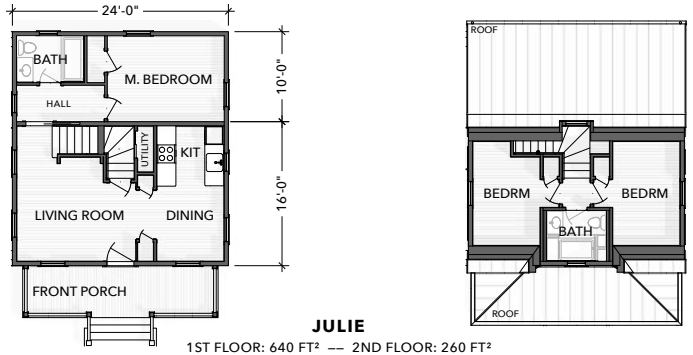
APRIL
1ST FLOOR: 520 FT² — 2ND FLOOR: 330 FT²
TOTAL AREA: 850 FT²



MAE
1ST FLOOR: 570 FT² — 2ND FLOOR: 290 FT²
TOTAL AREA: 860 FT²



JUNE
1ST FLOOR: 460 FT² — 2ND FLOOR: 290 FT²
TOTAL AREA: 750 FT²



JULIE
1ST FLOOR: 640 FT² — 2ND FLOOR: 260 FT²
TOTAL AREA: 900 FT²

CONTACT INFORMATION

OWNER
NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

ARCHITECT (OR DESIGNER OF RECORD)
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

GENERAL CONTRACTOR
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

SURVEYOR
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

PLUMBING
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

MECHANICAL (AND/OR ELECTRICAL)
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

STRUCTURAL
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

LANDSCAPE
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

INTERIORS
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

APRIL, MAE, JUNE, & JULIE

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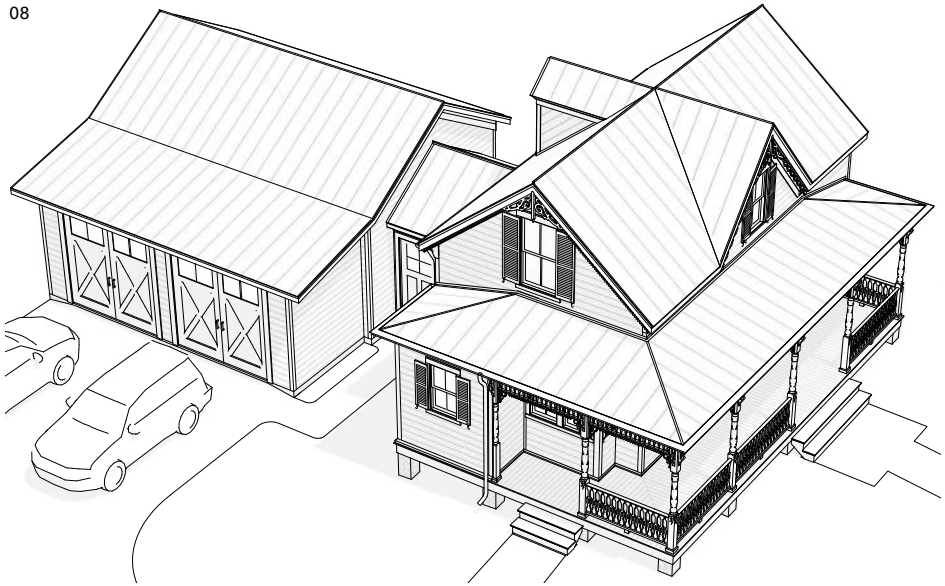
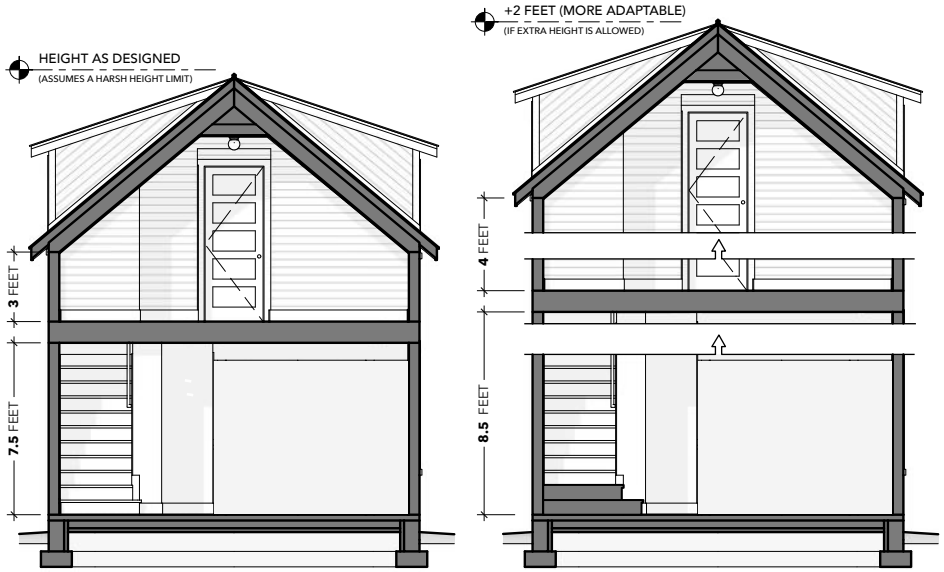
PROJECT INFO

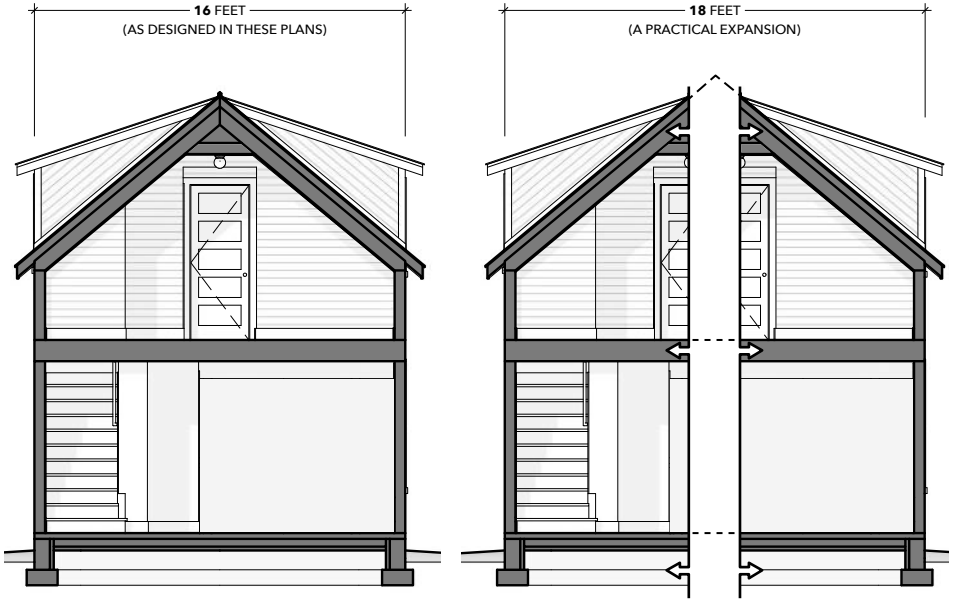
A0.1



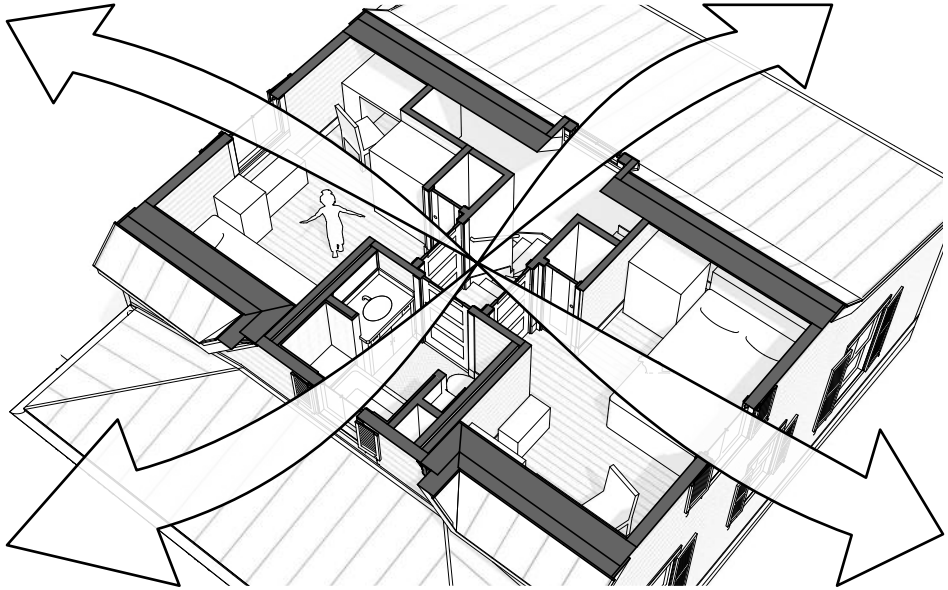
① For any more rooms, create an addition.



③ Raise the ceilings by a foot.



② Thicken the cross section by two feet.



④ Don't forget the fundamentals.

(1) Want another room in the house? Don't expand the box's whole footprint. That's a common mistake. It'll inflate a house into grotesque, saggy proportions. Instead, add a box by the box. Append rooms as if they were added over time. **(2)** The main cross section can be stretched out a couple of feet– but for many reasons, no more than four feet! And don't reduce the main roof pitch. Trust me.

BACKYARD FARMHOUSE

ENLARGEMENT IDEAS

JAY OSBORNE

(3) The low roof height is a major constraint that forms the design. If allowed, raising the ceilings by about 12" solves countless practical problems. It also makes head clearances more comfortable. Yet raising ceilings more than 18" will cause unwanted side effects. **(4)** Old houses were designed around daylighting and cross breezes. You'll feel the difference. It's not just a superficial appearance.

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1A – WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO BUILDING, PLUMBING, ELECTRICAL, AND MECHANICAL CODES.

1B – ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR THEIR REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

1C – IF PRINTING FULL-SIZE DRAWING SET, DO NOT SCALE DRAWINGS.

1D – WRITTEN DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS.

~~**1E** – METRIC DIMENSIONS DO NOT PRECISELY MATCH IMPERIAL DIMS (AS DRAWN) DUE TO DIFFERING CODES AND MODULAR STANDARDS. IF ACCURACY IS DOUBTED, IMPERIAL DIMENSIONS TAKE PRECEDENCE.~~

1F – DIMENSIONS ARE TAKEN FROM FACE OF FRAMING LUMBER, FACE OF CONCRETE/ MASONRY, CENTER/FACE OF COLUMN, AND CENTERLINE OF FIXTURE, UNLESS OTHERWISE NOTED.

1G – ALL DIMENSIONS NOTED "VERIFY IN FIELD" (V.I.F.) SHALL BE MEASURED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER OR THEIR REPRESENTATIVE.

1H – ALL NOTES AND DETAILS ARE TYPICAL. SIMILAR NOTES AND DETAILS APPLY IN SIMILAR SITUATIONS.

1I – IN THE CASE OF DISCREPANCIES WITHIN DESCRIPTIONS OF SIMILAR ITEMS, PRECEDENCE SHALL BE GIVEN TO NOTES AND DRAWINGS OF GREATER DETAIL.

1J – INSTALL FIXTURES, MATERIALS, AND EQUIPMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS. SHOULD THOSE SPECS CONFLICT WITH THE DRAWINGS, OR VIOLATE LOCAL REGULATIONS, IMMEDIATELY NOTIFY THE OWNER OR THEIR REPRESENTATIVE.

1K – VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.

1L – COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.

1M – IT IS BEYOND THE SCOPE OF ARCHITECTURAL DRAWINGS TO ILLUSTRATE THE BUILDING CODE. BUILDERS: READ IT, FOLLOW IT.

2 (SITE / FOUNDATION)

2A – ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

2B – GRADING AND SITEWORK SHALL BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE NEW CONSTRUCTION. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.

2C – FINISH GRADE SHALL SLOPE DOWN FROM HOUSE, AT A HEIGHT OF 6 INCHES OVER A 10 FOOT DISTANCE.

2D – BEFORE GRADING OPERATIONS, A TEMPORARY PROTECTION FENCE SHALL BE CONSTRUCTED AROUND ANY TREE WITHIN 30 FEET OF THE FOUNDATION. SILT FENCES SHALL BE CONSTRUCTED DOWNSLOPE OF ANY AREA WHERE THE SOIL IS DISTURBED.

2E – DEPICTED FOUNDATION IS BASED ON FICTIONAL CONDITIONS. CONDUCT A SOIL TEST AND STRUCTURAL ENGINEERING FOR A SITE-SPECIFIC FOUNDATION. (AND THEN YOU CAN DELETE THIS NOTE)

2F – FOOTINGS SHALL EXTEND BELOW THE LOCAL FROST LINE.

2G – PERFORATED DRAINAGE PIPES SHALL BE LOCATED WITHIN A GRAVEL PERIMETER AROUND THE FOUNDATION; AND MULTIPLE DRAINAGE OUTLETS LEAD DOWNSLOPE AWAY FROM THE BUILDING.

2H – ALL WOOD WITHIN 8 INCHES OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE GALVANIZED OR STAINLESS STEEL.

3 (CONSTRUCTION)

3A – ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.

3B –THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE FULL-SIZE SET OF DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE PROVIDED WITH A SET OF DRAWINGS.

3C – THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN PREVENTED BY A THOROUGH EXAMINATION.

3A – PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.

3D – THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING THE WASTE MATERIALS OF ALL SUBCONTRACTORS, AND MAINTAIN STRICT CONTROL OVER JOB CLEANING TO PREVENT DUST AND RUBBISH FROM INTERFERING WITH OPERATIONS.

3E – CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHIELDING IMPACT TOOLS WHENEVER POSSIBLE.

3F – IF THE WORK OF ANY CONTRACTOR SIGNIFICANTLY DEVIATES FROM THE CONTRACT DRAWINGS WITHOUT THEM FIRST GETTING PERMISSION FROM THE APPROPRIATE PERSON, THAT CONTRACTOR MAY BE REQUIRED TO FIX THEIR WORK AT THEIR OWN EXPENSE.

4 (UTILITIES)

4A – ANY ELECTRICAL, PLUMBING AND/OR HVAC SYSTEMS INCLUDED IN THE WORK SHALL BE INSTALLED ON A DESIGN-BUILD BASIS, AND SHALL NOT SIGNIFICANTLY ALTER THE STRUCTURE OR FINISHES.

5 (WEATHERPROOFING)

5A – CHECK LOCAL CODES FOR INSULATION REQUIREMENTS.

5B – DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW REQUIREMENTS AND RECOMMENDATIONS OF BUILDING CODES, PRODUCT MANUFACTURERS, AND CONSTRUCTION BEST PRACTICES.

6 (EGRESS / FIRE SAFETY)

6A – FIRE BLOCKING AND FIRE-RATED SHEATHING SHALL BE PROVIDED AS REQUIRED AT CEILINGS, FLOORS, AND ENCLOSED USABLE SPACE UNDER STAIRS.

6B – SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER APPLICABLE CODES.

6C – ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS.

6D – ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.

6E – THE MINIMUM STAIRCASE TREAD SHALL BE 10" AND MINIMUM RISER OF 7.75", WITH A MAXIMUM 3/8" VARIATION WITHIN A FLIGHT.

6F – HANDRAILS SHALL BE LOCATED 34-38 INCHES [864-965 MM] ABOVE STAIR TREADS AS MEASURED FROM THE NOSINGS.

6G – GUARDRAILS MUST BE LOCATED ALONG ANY EDGE WHERE THE FLOOR DROPS 30" [762] OR MORE TO THE FLOOR OR GROUND BELOW.

7 (FINISHES & FIXTURES)

7A – PROVIDE ADEQUATE BLOCKING AROUND CABINETRY, PLUMBING FIXTURES, AND OTHER APPLICABLE AREAS.

7B – CONTRACTOR MUST ENSURE THE INTERIOR SHEATHING IS FLUSH, CLEAN AND FREE OF DUST AND DEFECTS BEFORE THE APPLICATION OF PAINT COATINGS

7C – FLOOR MATERIAL TRANSITIONS OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS.

7D – PROVIDE AT LEAST 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIOR SURFACES.

7E – DO NOT USE SCREW-ON, NON-OPERABLE WINDOW SHUTTERS. THEY ARE AS TACKY AS CLIP-ON TIES.

7F – AN ECONOMICAL ALTERNATIVE TO LOUVERED SHUTTERS: BOARD & BATTEN SHUTTERS. BUT DO NOT USE SCREW-ON, NON-OPERABLE SHUTTERS. (IT WOULD BE BETTER TO USE NONE AT ALL.)

7G – DO NOT USE ALUMINUM OR VINYL SIDING. SNAP-ON SIDING MAKES ONCE-BEAUTIFUL HOUSES LOOK LIKE CHEAP PLASTIC TOYS.

7H – SCREEN PORCHES MAY BECOME FUTURE ADDITIONS TO THE CONDITIONED SPACE (AS A MUDROOM, BATHROOM TO A BEDROOM SUITE, ETC). BUILD THEM WITH THAT IN MIND.

7I – WALL-TO-WALL CARPETING IS FORBIDDEN.

9 (CONDITIONS OF USE)

9A – JAY OSBORNE IS THE ORIGINAL DESIGNER OF THIS WORK. INSTEAD OF A CONVENTIONAL COPYRIGHT, HE PROVIDES THESE PLANS UNDER AN OPEN SOURCE LICENSE. SOME RIGHTS RESERVED.

9B – THIS WORK IS PROVIDED UNDER A CREATIVE COMMONS ATTRIBUTION SHARE-ALIKE LICENSE. FOR MORE INFORMATION, SEE WWW.CREATIVECOMMONS.ORG/LICENSES/BY-SA/4.0.

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9F – ARCHITECTS, BUILDERS, AND OTHER DESIGN PROFESSIONALS MAY PROFIT FROM USING THIS WORK.

9G – IF YOU USE THIS WORK AND/OR CREATE ANY DERIVATIONS, YOU AGREE TO PROVIDE APPROPRIATE CREDIT TO JAY OSBORNE. ATTRIBUTION IS AN ESSENTIAL REQUIREMENT OF THE LICENSE.

9H – APPROPRIATE CREDIT INCLUDES MENTIONING JAY OSBORNE IS THE ORIGINAL DESIGNER. SPECIFY THAT WHERE AND WHEN IT WOULD BE IMPORTANT FOR SOMEBODY. (IF THEY WOULD FEEL SCAMMED WHEN LEARNING THE TRUTH, THEN YOU DID IT WRONG.) ALSO MENTION ANY CHANGES YOU MADE, IF APPLICABLE– BUT DON'T IMPLY JAY OSBORNE HAD ENDORSED THEM.

9I – THESE DRAWINGS ARE DERIVED FROM SKETCHUP MODELS, WHICH CAN BE DOWNLOADED FOR FREE ONLINE.

9J – IT IS IMPOSSIBLE FOR ONE SET OF ARCHITECTURAL DRAWINGS TO FULFILL THE REQUIREMENTS OF EVERY JURISDICTION. THIS IS A TEMPLATE TO START FROM. THE GC OR DESIGNER OF RECORD (OR WHOEVER REMOVES THIS NOTE) SHALL TAKE RESPONSIBILITY FOR ADAPTING THIS DESIGN TO LOCAL REQUIREMENTS.

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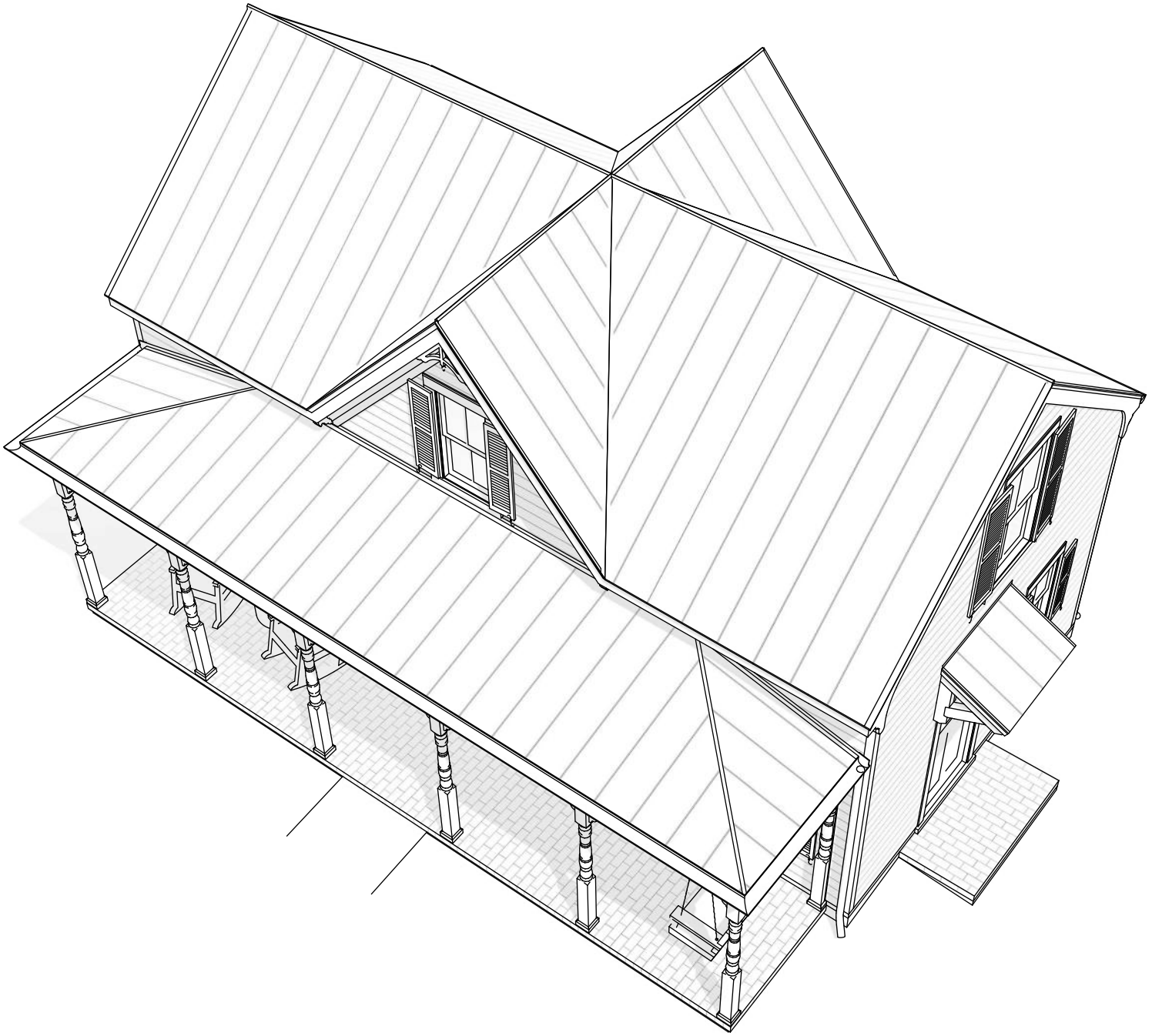
April's Backyard Farmhouse



The Backyard Farmhouse comes in four variations. April is the most classic design. A quintessential cottage built all across North America in the 1800s, such old houses were common because of their minimal upstairs volume. The compact form saved space, materials, and heating fuel. The central cross gable is not mere decoration– it's a practical necessity, providing just enough headroom.

APRIL'S BACKYARD FARMHOUSE

INTRODUCING: APRIL

A DESIGN BY JAY OSBORNE

April is more elongated than the other Backyard Farmhouses. It shows how much the floor plan can be stretched outward. However, it still follows the strictest practical building height limits, so it can be built as an accessory dwelling unit. This small and efficient design is enduringly functional, so why not copy success? The best traditions copy ideas worth spreading– withstanding the test of time.

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A PERMIT, INCLUDING SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. OTHER FOUNDATION TYPES CAN BE USED. FOR INSTANCE: A BASEMENT, CRAWLSPACE, OR PIER FOUNDATION. BECAUSE THE FOUNDATION MUST ALWAYS BE REDESIGNED AND ENGINEERED REGARDLESS, IT'S IMPORTANT TO REALIZE THAT THESE OPTIONS ARE OPEN.

3. IF CONVERTED TO A GARAGE BASEMENT, A VEHICLE DOOR CAN BE ON ONE OF THE SHORTER, SIDE WALLS. TWO COMPACT CARS COULD FIT IN THE 31-FOOT CLEAR SPACE.

4. IF BASEMENT STAIRS ARE INCLUDED INSIDE, THEY'D BE STACKED BELOW THE OTHERS. IF THE GARAGE DOESN'T NEED INTERIOR STAIRS, IT COULD INSTEAD BE A CARPORT (MAYBE WITH A PIER FOUNDATION) THAT, IF ACCESSED FROM THE REAR, CAN FIT 3 CARS.

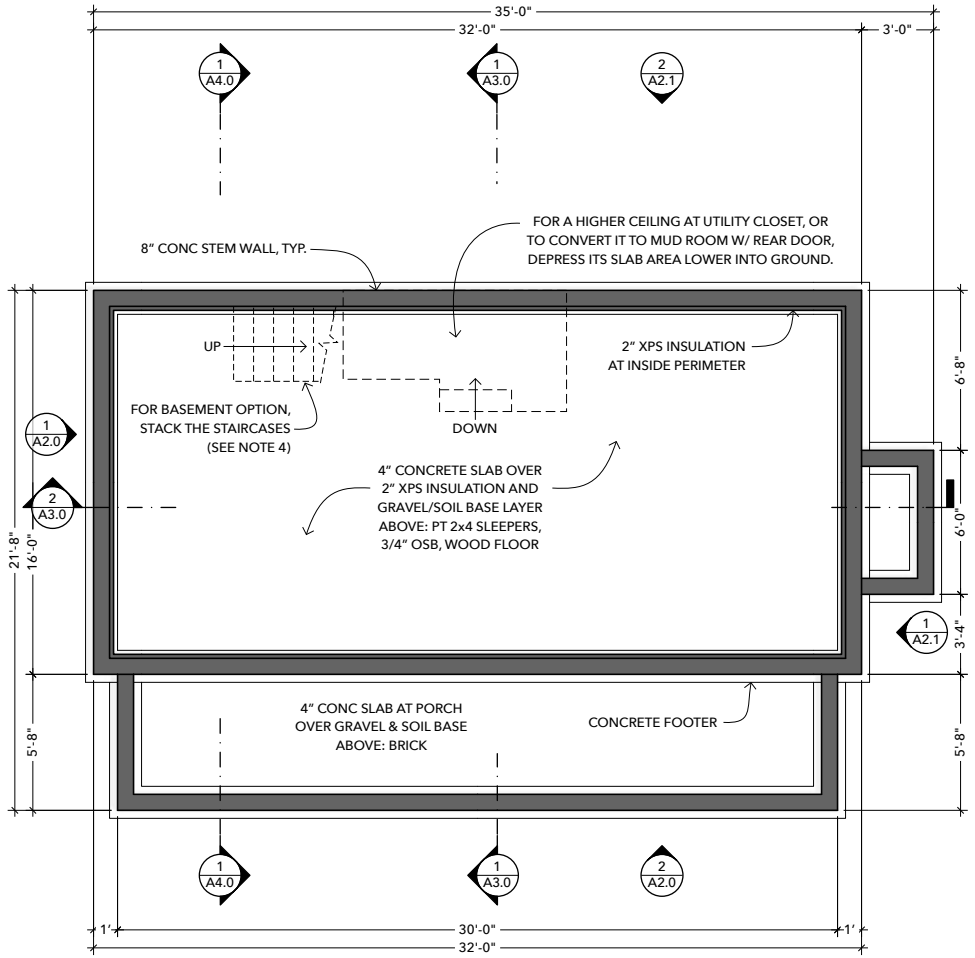
ROOF PLAN NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16 FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20 FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

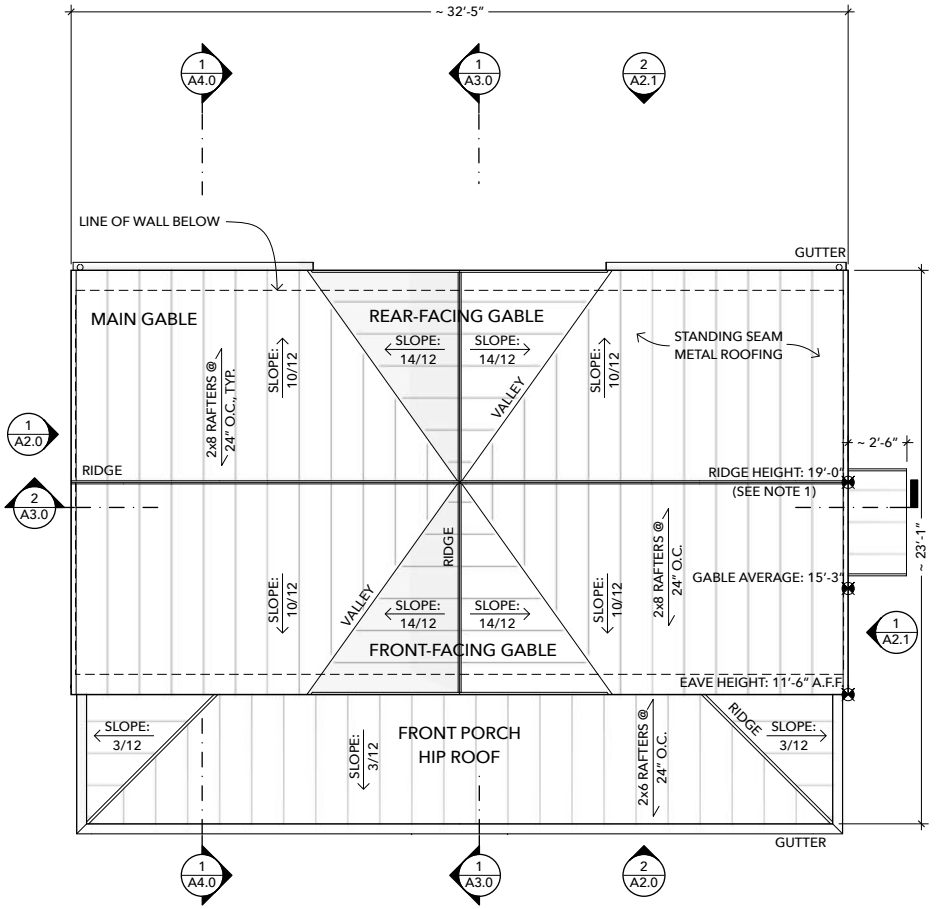
2. GABLE AVERAGE HEIGHT AT FRONT- AND REAR-FACING GABLES SHOULD BE EQUAL (OR SLIGHTLY LESS) THAN THE AVERAGE HEIGHT OF THE MAIN GABLE. ROOF RIDGES SHOULD NEARLY MATCH, WITH THE MAIN GABLE BEING HIGHER IF NECESSARY.

3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

4. THE ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT MODERN METAL INDUSTRIAL ROOFING (W/ RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.


35'-0"
32'-0"
3'-0"
8" CONC STEM WALL, TYP.
FOR A HIGHER CEILING AT UTILITY CLOSET, OR TO CONVERT IT TO MUD ROOM W/ REAR DOOR, DEPRESS ITS SLAB AREA LOWER INTO GROUND.
UP
DOWN
2" XPS INSULATION AT INSIDE PERIMETER
FOR BASEMENT OPTION, STACK THE STAIRCASES (SEE NOTE 4)
4" CONCRETE SLAB OVER 2" XPS INSULATION AND GRAVEL/SOIL BASE LAYER ABOVE: PT 2x4 SLEEPERS, 3/4" OSB, WOOD FLOOR
4" CONC SLAB AT PORCH OVER GRAVEL & SOIL BASE ABOVE: BRICK
CONCRETE FOOTER
21'-8"
16'-0"
5'-8"
6'-8"
6'-0"
3'-4"
5'-8"
1'
30'-0"
32'-0"

1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

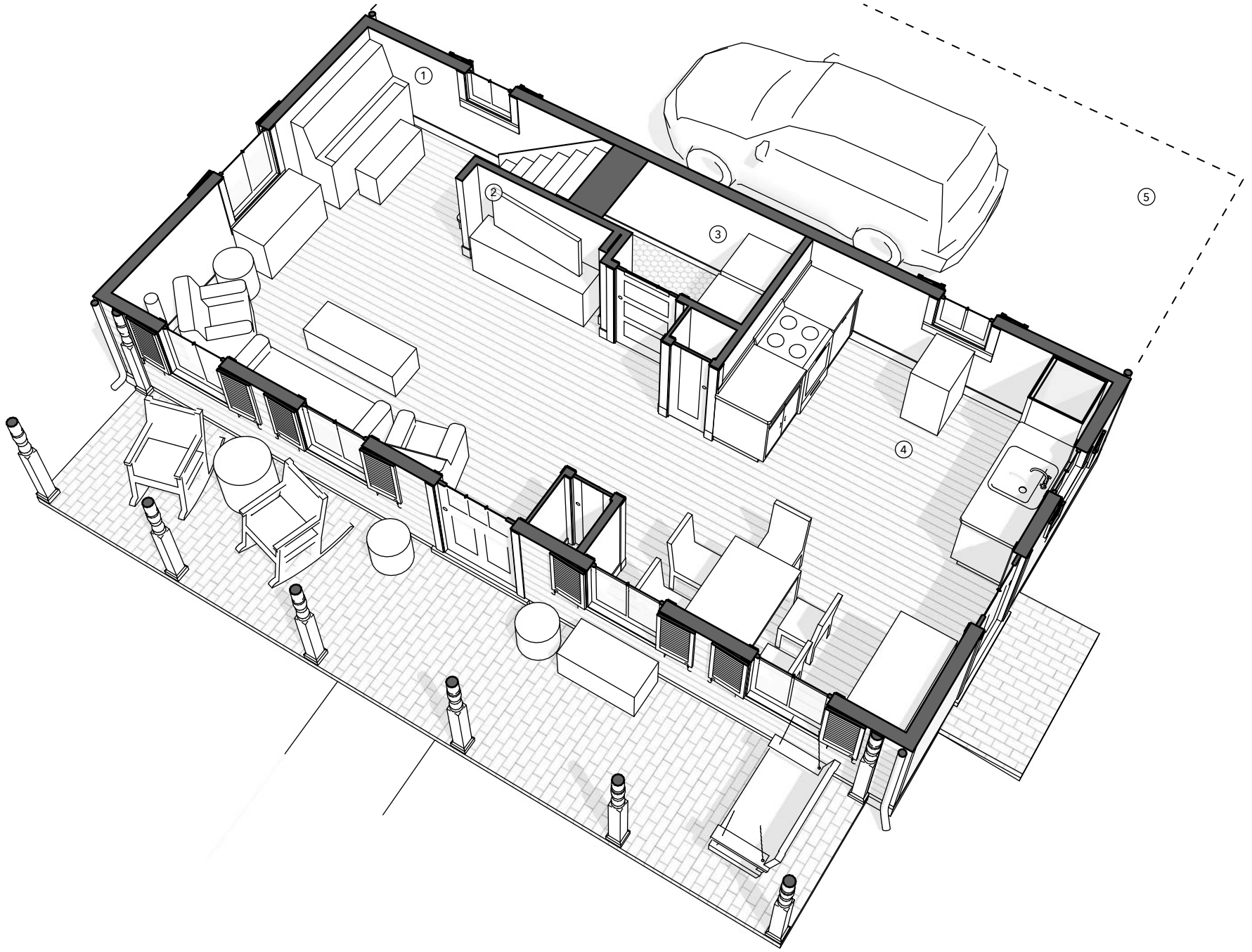
BACKYARD FARMHOUSE

APRIL'S VERSION (CLASSIC & ELONGATED)

9	**2024-01-12**	KICKSTARTER EBOOK (FIRST RELEASE)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
3	**2023-03-31**	APRIL: 1ST DRAFT (LONGER VERSION)
+	See A0.1 for more project history and credits	

ROOF/FOUNDATION
VARIATION: APRIL

A1.0



April's main massing is 16x32 feet– the most stretched-out Backyard Farmhouse. At 850 sq ft, it's slightly larger than the average ADU (Accessory Dwelling Unit). As an easy revision, you can reduce it to 650 sq ft by pulling in the end walls by 4 feet. (Then the 5-bay front porch will have only 3 bays, much like Julie's variation.) April demonstrates how much its sister variations can be elongated, if desired.

APRIL'S BACKYARD FARMHOUSE

FIRST FLOOR

A DESIGN BY JAY OSBORNE

(1) The elongated plan has more room for a piano, desk, closet, wardrobe, etc. **(2)** The stair wall provides backing for a screen or woodstove. **(3)** The utility room below the stairs has a low ceiling, but laundry machines or an AC unit can still fit. **(4)** The kitchen is more stretched than in the other designs. A center table here? **(5)** A rear addition (a 10'x32' lean-to) can have a bedroom suite and a mudroom.

FLOOR PLAN NOTES:

1. UTILITY CLOSET SHALL HAVE FIRE-RATED SHEATHING ON WALLS AND CEILING.

2. OPTIONAL BUILT-IN SHELVING. ALSO: LOCATION FOR AN OPTIONAL WOODSTOVE.

3. FRAME LARGER OPENINGS FOR POSSIBLE DOORS INTO A FUTURE REAR ADDITION.

4. ADJUSTING THE CLOSETS AT "THICK WALL" (CASED OPENING) CAN CAUSE MANY MINOR CONFLICTS, INCLUDING ALIGNMENTS AT THE STAIR AND UPPER WALLS.

5. AS A SEPARATE OPTION, THIS HOUSE'S SIZE CAN BE REDUCED BY 200 SQUARE FEET (TO 650 SQ FT) BY PULLING IN THE EXTERIOR SIDE WALLS BY 4 FT EACH. THAT WOULD RESULT IN 3 BAYS (INSTEAD OF 5) AT THE FRONT PORCH, AND 80 SQ FT BEDROOMS.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SECTION DIMS TAKE PRIORITY.

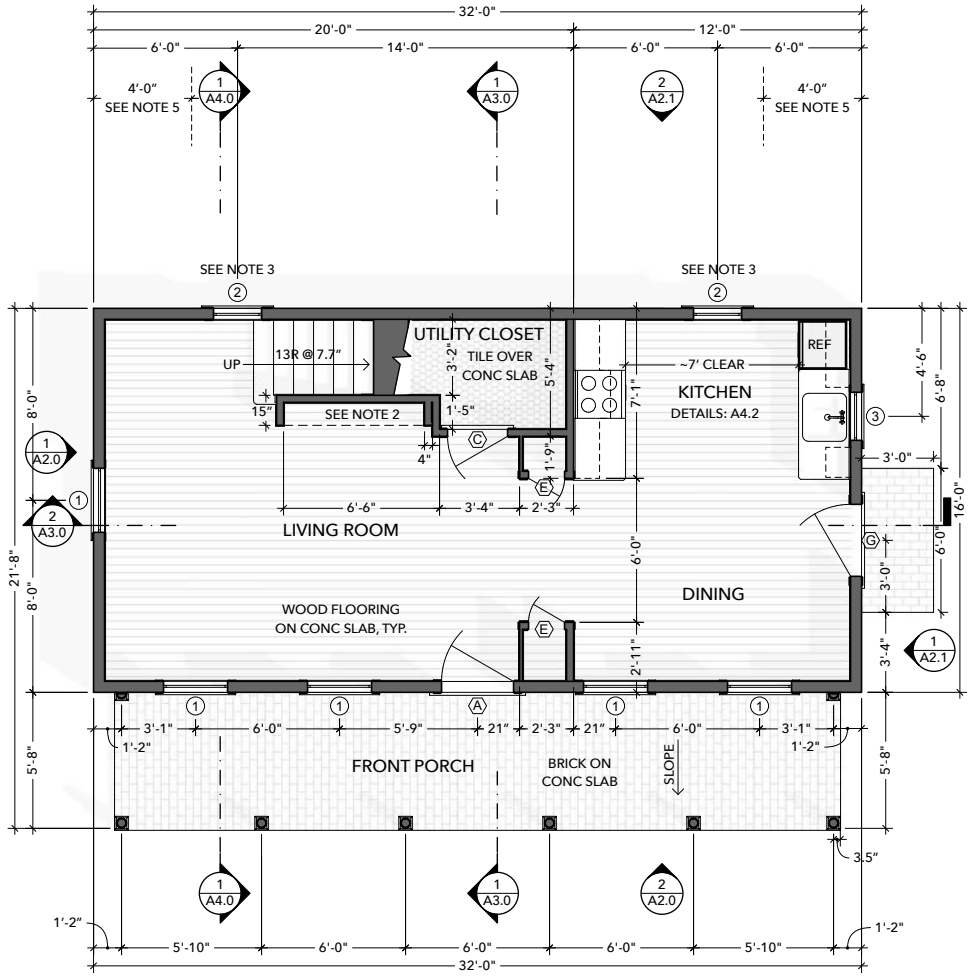
2. CENTER ELECTRICAL FIXTURES ON SURFACES, AND WITH PRIMARY DESIGN ELEMENTS.

3. LIVING ROOM: OPTIONAL BUILT-IN SHELVING (OR CABINETS). ALSO OPT: WOODSTOVE.

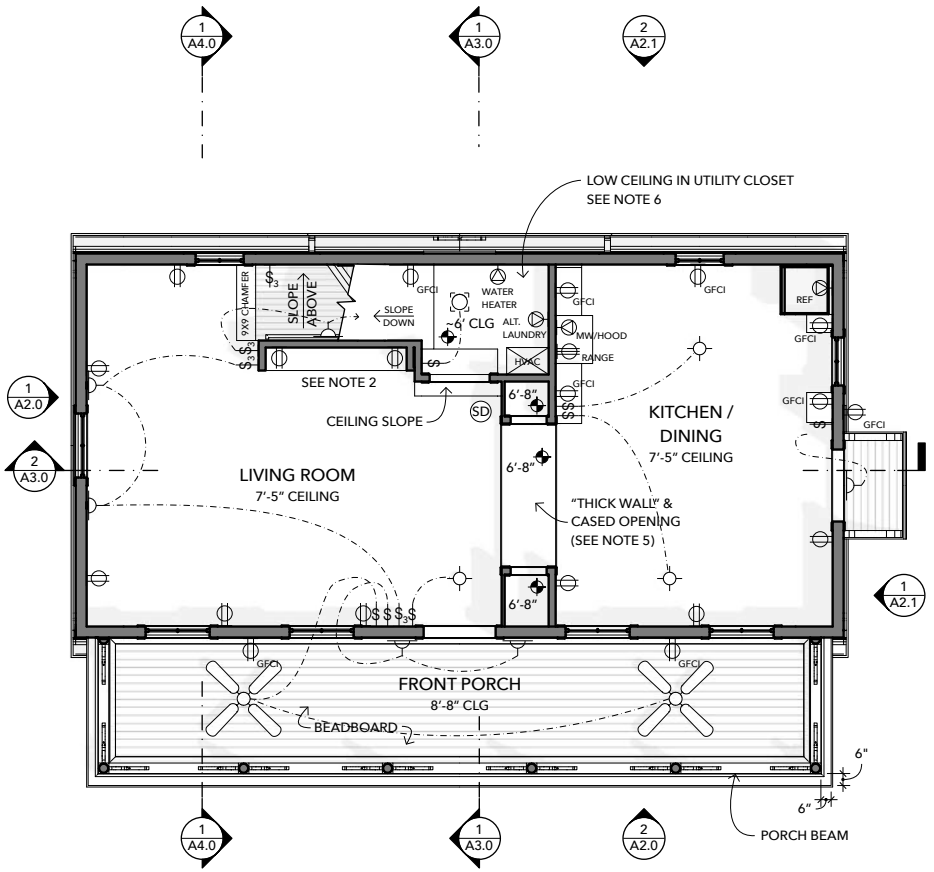
4. LAUNDRY HOOKUPS RECOMMENDED IN UTILITY RM, EVEN IF ALSO IN UPSTRS ALCOVE.

5. WALL AREA OVER LARGE CASED OPENING IS FOR BEAMS, PIPING, AND/OR DUCTWORK.

6. FOR A HIGHER CEILING IN UTILITY CLOSET, HAVE 1 OR 2 STEPS DOWN INTO GROUND.



(1) DOWNSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



(2) DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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BACKYARD FARMHOUSE

APRIL'S VERSION (CLASSIC & ELONGATED)

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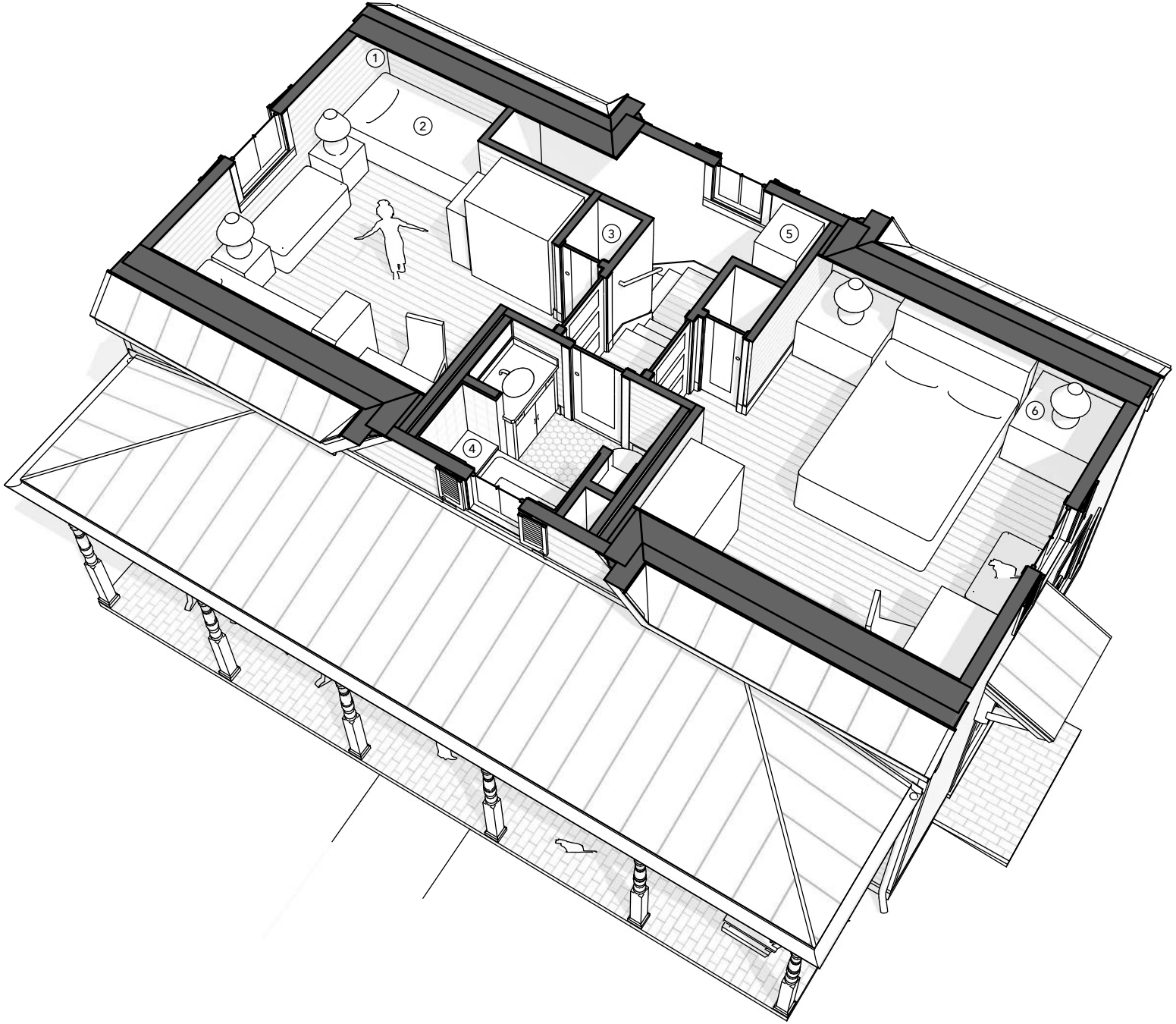
+ See A0.1 for more project history and credits

DOWNSTAIRS PLANS
VARIATION: APRIL

A1.1



April's Backyard Farmhouse, like its sister designs, has a compact upper level. The elongated massing provides more space, yet the 16'-wide cross section is very similar to the other designs. Stretched to 32' long, any larger and the house may seem dark in the upstairs rooms, with their tent-like ceilings. Those ceilings are almost as low as they can be. The circulation layout is exceptionally efficient.

APRIL'S BACKYARD FARMHOUSE

SECOND FLOOR

A DESIGN BY JAY OSBORNE

(1) The vertical walls are 3 feet tall before the ceiling slope. With furniture against the walls, you probably won't bump your head. **(2)** April's elongated design allows for a bed alcove here. **(3)** Each bedroom has a tiny closet (not necessarily required). **(4)** The low ceiling severely limits the bathroom arrangement. The seat by the bathtub prevents head-hitting. **(5)** This alcove could also be a linen closet.

FLOOR PLAN NOTES

1. BECAUSE OF THE LOW HEAD CLEARANCES , IT IS INADVISABLE TO REARRANGE THE BATHROOM FIXTURES, SINCE THAT MAY CAUSE CODE VIOLATIONS AND HEADACHES.

2. ANY AREA OF ROOM WITH LESS THAN A 5′ CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL FLOOR AREA, NOR IN ROOM AREA.

3. AT LEAST 50% OF BEDROOM AREA (SEE NOTE ABOVE) MUST HAVE A 7′ MIN CEILING.

4. THIS DIMENSION IS CRITICAL FOR A BED ALCOVE. BUILT-IN FURNISHINGS/SHELVES CAN USE MORE OF THE STAIRWELL'S VOLUME, IF 80″ HEADROOM IS MAINTAINED.

5. STAIR LANDING MUST HAVE 36″ CLEAR PATH OF TRAVEL. (CURTAINED ALCOVE, OPT). LAUNDRY HOOKUPS SHOULD BE INCLUDED IN THE ALCOVE, BUT THIS SPACE COULD INSTEAD BE USED BY A CLOSET, HVAC UNIT, READING BENCH, OR BUILT-IN CABINETRY.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
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REFLECTED CEILING PLAN & ELECTRICAL NOTES

1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1″). SECTION DIMS TAKE PRIORITY.

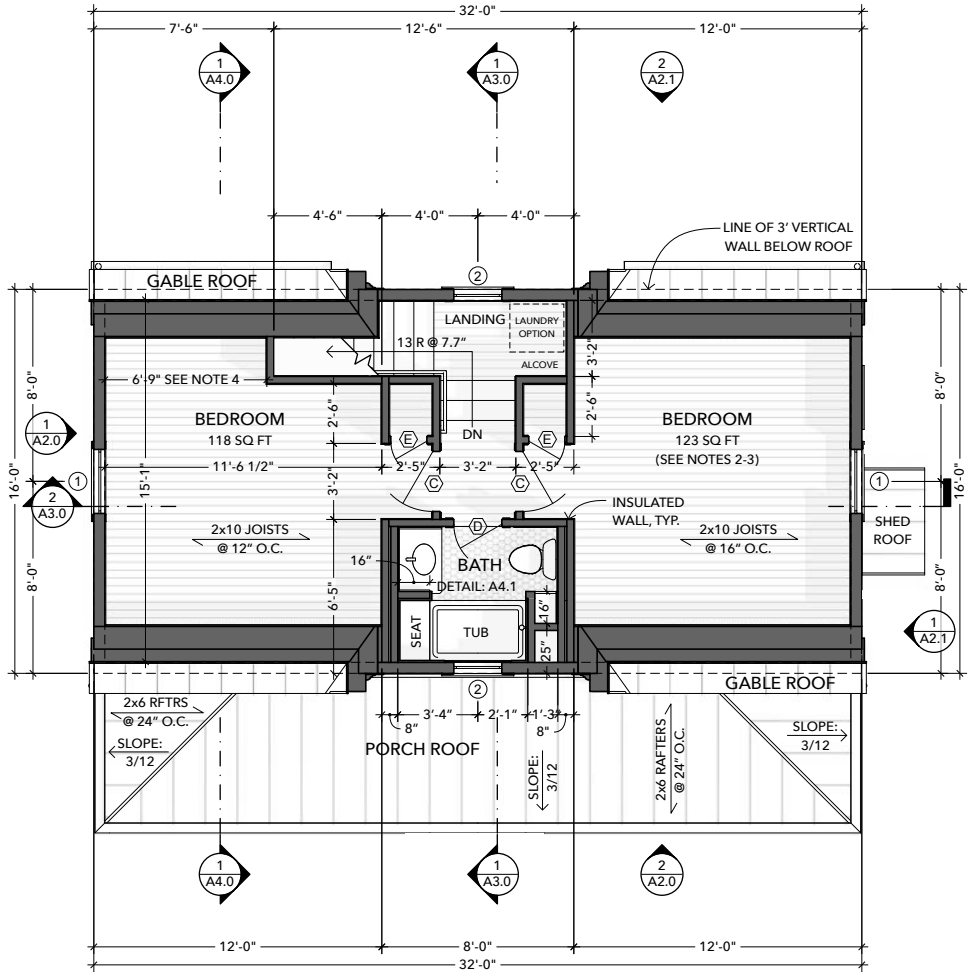
2. CENTER THE ELEC. FIXTURES ON SURFACES, AXES, AND/OR MOST VISIBLE ELEMENTS.

3. A MIN 30x30-INCH AREA OF THE SHOWER MUST HAVE A CEILING HEIGHT OF OVER 6′-8″.

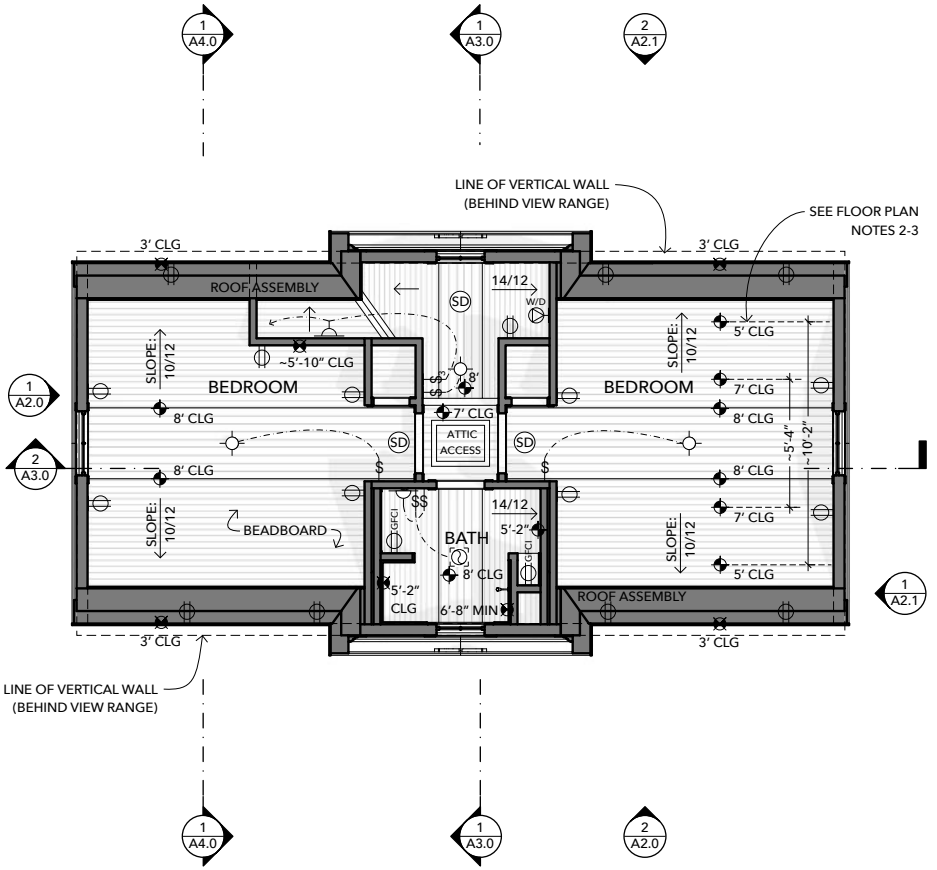
4. BY CODE, THE BACK OF THE LAVATORY AND TOILET CAN HAVE A 5′ CEILING, BUT THE CEILING NEEDS TO BE AT LEAST 6′-8″ AT THE FRONT OF THESE FIXTURES.

5. MAINTAIN 80″ MINIMUM HEAD CLEARANCE AT STAIRWAY.

6. ATTIC ACCESS MAY BE OMITTED SINCE THE SPACE IS SO SMALL.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/4″ = 1′-0″



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4″ = 1′-0″

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BACKYARD FARMHOUSE

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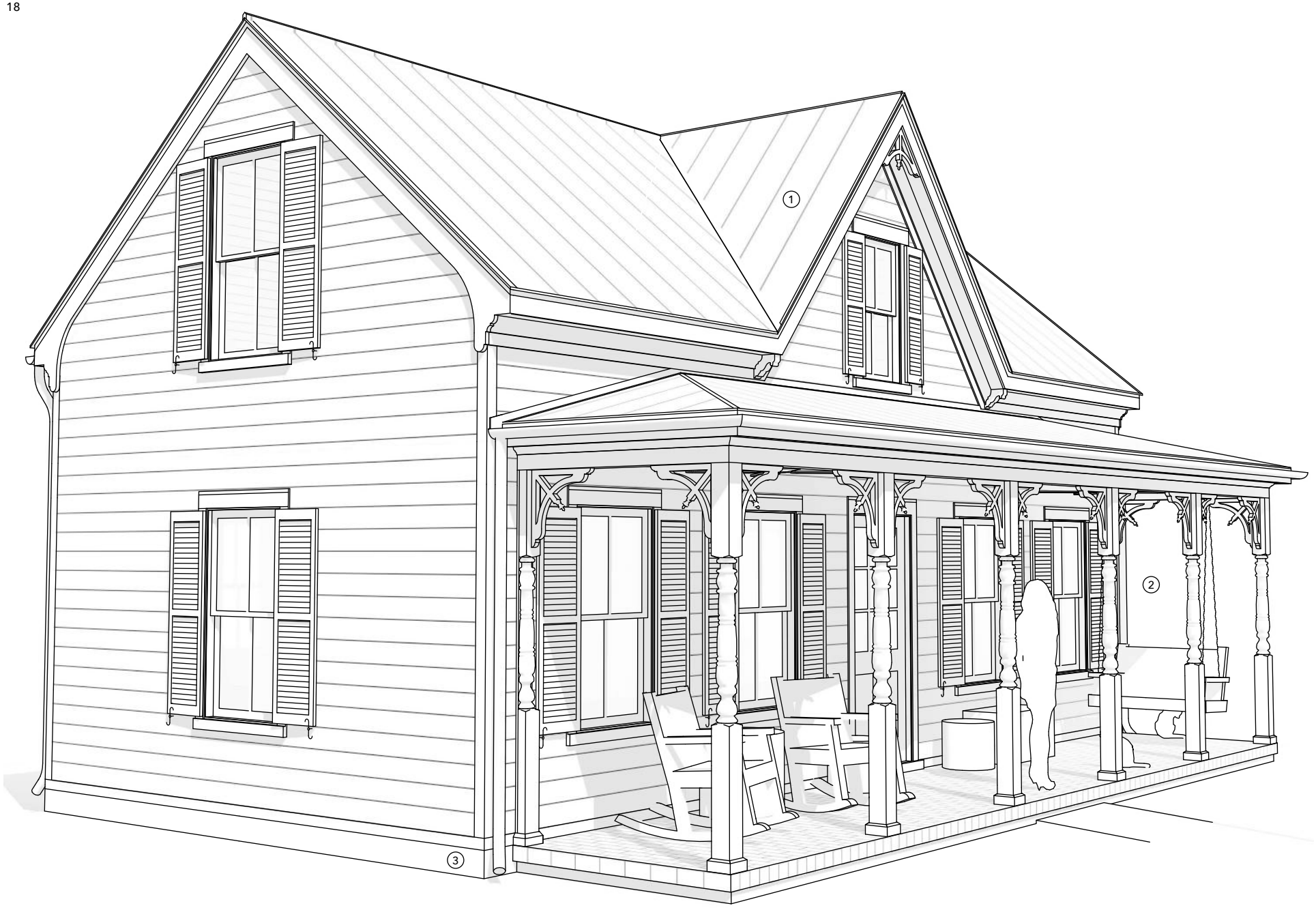
UPSTAIRS PLANS
VARIATION: APRIL

A1.2



The Backyard Farmhouses are based on an iconic archetype from the 1800s– a compact and functional house design with 1.5 stories and a front-facing gable. April's variation is the most classic. Though still cute, April is elongated, with a 5-bay front porch. As a cottage scaled to the needs of today's smaller families, April focuses on the basics of life, like the freedom to live in a little, cozy home.

APRIL'S BACKYARD FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) The front gable is practical, allowing enough headroom for the bathroom. A gable is also the most common symbol of domesticity. Kids draw homes like this. Even kids that live in city apartments. **(2)** To be traditional, spaces between posts should be vertically proportioned. The post brackets can strengthen the joints. **(3)** A slab can help the design follow even the most severe building height limits.

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16-FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20-FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

2. THIS DESIGN ASSUMES THE STRICTEST PRACTICAL BUILDING HEIGHT LIMITS. IF ANY REGULATION DEMANDS A SHORTER HOUSE, IT WAS MADE TO OUTLAW 2ND FLOORS – OR ELSE TO CRIMINALIZE TRADITIONAL, TIMELESS, AND AFFORDABLE HOUSES.

3. A BASEMENT OR CRAWLSPACE FOUNDATION WOULD ADD AT LEAST 1-2 FEET TO THE OVERALL BUILDING HEIGHT. OR MORE (DEPENDS ON HOW IT IS MEASURED).

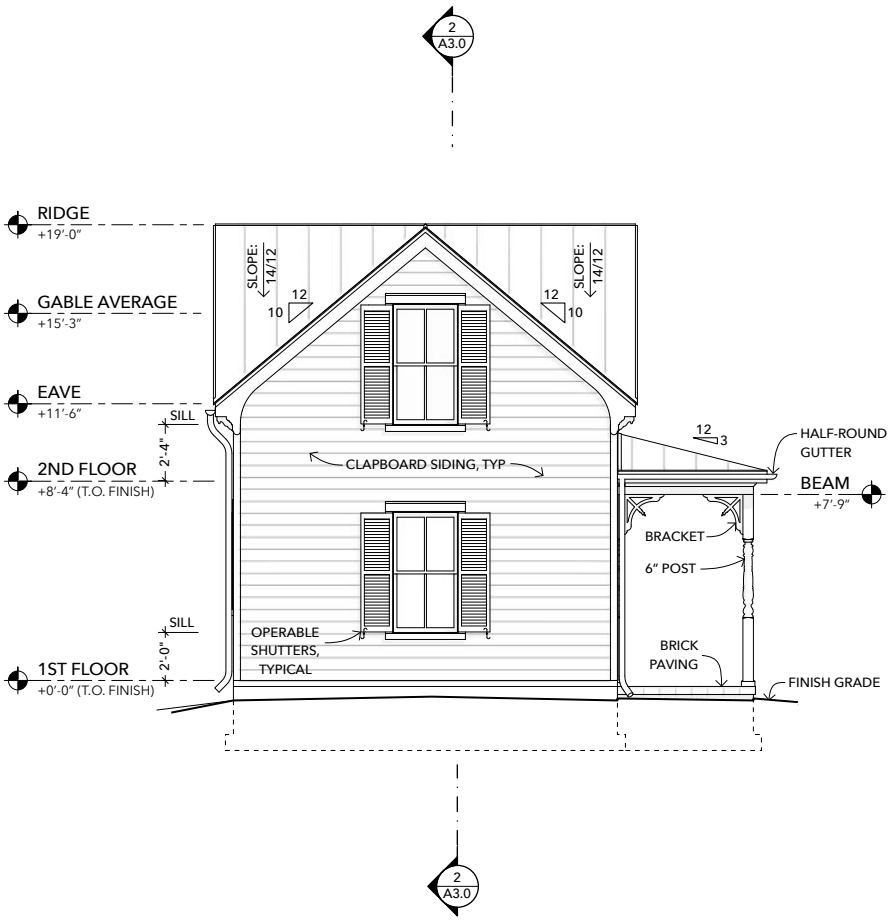
4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

5. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

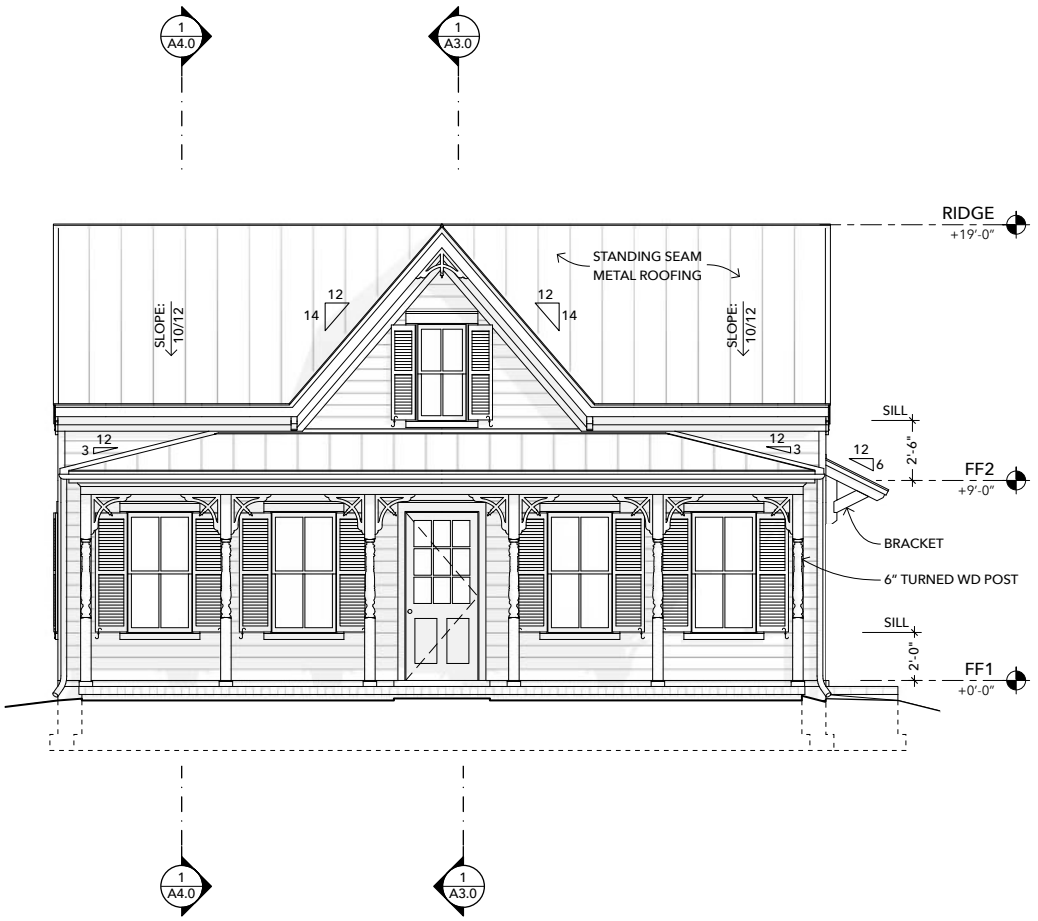
6. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

7. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

8. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



① WEST ELEVATION
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

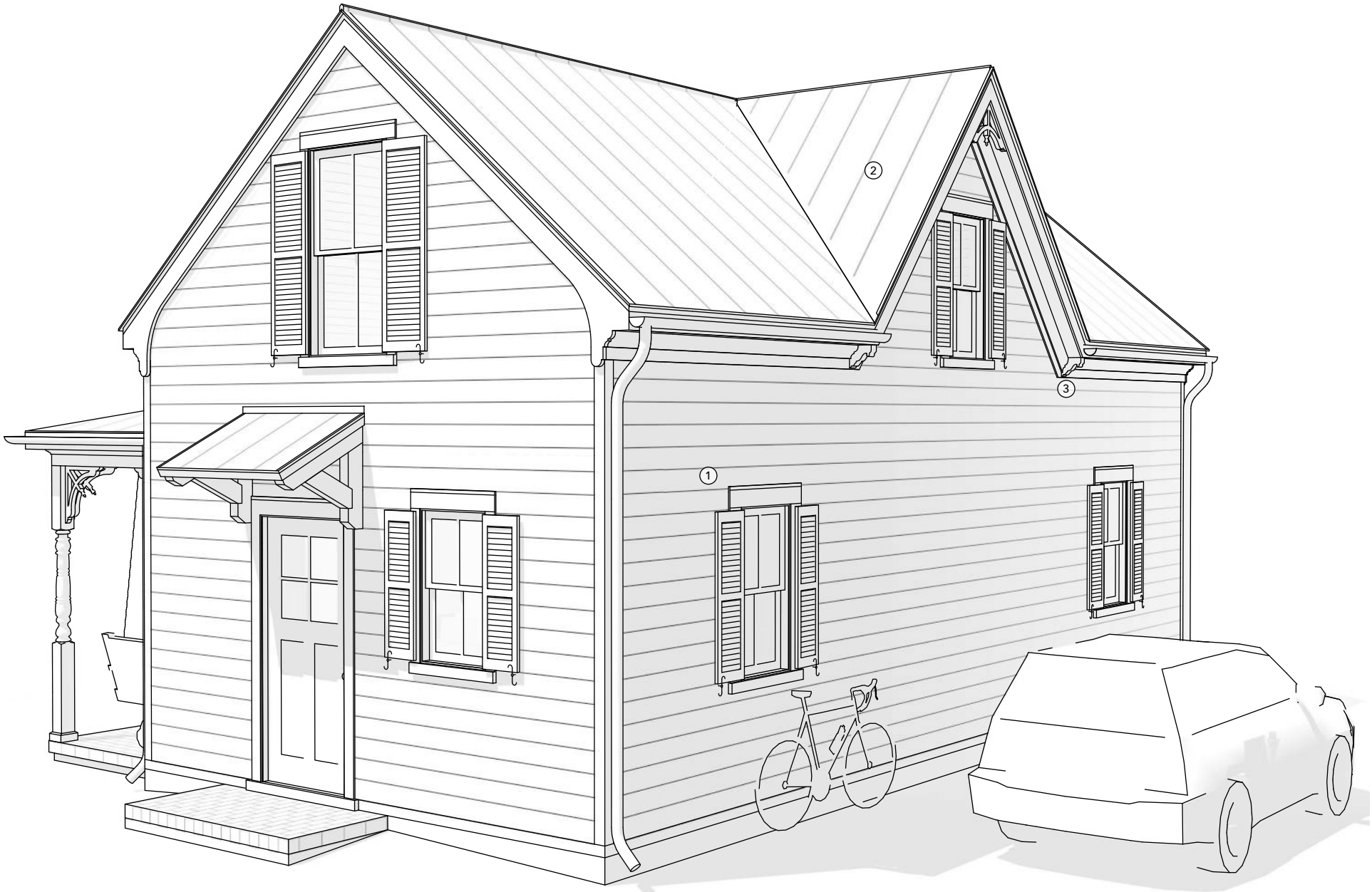
BACKYARD FARMHOUSE

APRIL'S VERSION (CLASSIC & ELONGATED)

9 **2024-01-12** KICKSTARTER EBOOK (FIRST RELEASE)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
3 **2023-03-31** APRIL: 1ST DRAFT (LONGER VERSION)
+ See A0.1 for more project history and credits

FRONT ELEVATIONS
VARIATION: APRIL

A2.0



The Backyard Farmhouse is designed to be short. Modern ADU regulations often restrict building heights to a 20-foot maximum, and 16 feet at mid-gable. Almost every decision comes back to such severe height restrictions. If allowed, raising the roof just 2-3 feet makes the design much more flexible, so that you can raise ceilings, rearrange the bathroom, simplify stairs, or have a crawlspace.

APRIL'S BACKYARD FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) For energy efficiency, northern windows are smaller and fewer. The low ones can be omitted, but frame some openings for any possible future rear additions.
(2) The rear gable gives headroom to the stairs, for a simple landing and alcove.
(3) Where the eave goes from horizontal to raked, corbels simplify the transition. Otherwise, you'll need two different, geometrically-compatible molding profiles.

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. DON'T TRY TO MAKE THIS HOUSE ANY SHORTER. SEE HEIGHT NOTES ON A2.0.

3. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

4. LOWER WINDOWS ON NORTH WALL MAY BE REMOVED IF NEEDED TO SAVE COSTS. BUT UPSTAIRS WINDOWS ARE ALL NEEDED FOR DAYLIGHTING AND CROSS BREEZES.

5. IF UTILITY CLOSET'S FLOOR IS LOWERED, IT CAN BE A MUD ROOM W/ BACK DOOR.

6. FRAME REAR WINDOWS W/ WIDE HEADERS, FOR OPENINGS TO FUTURE ADDITION.

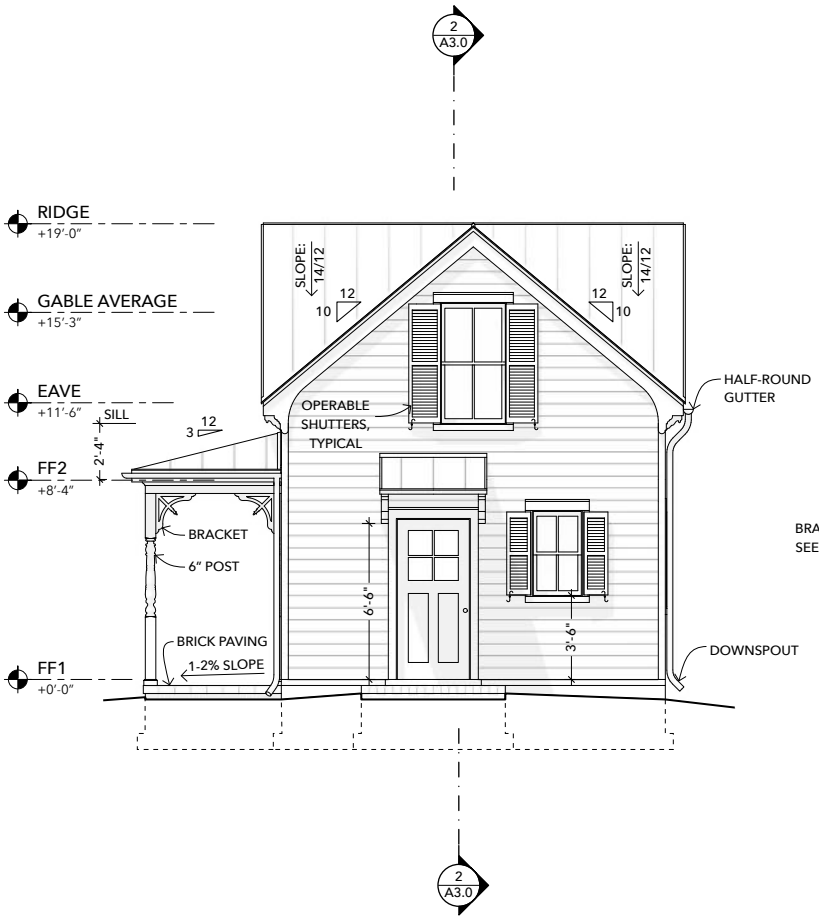
7. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

8. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

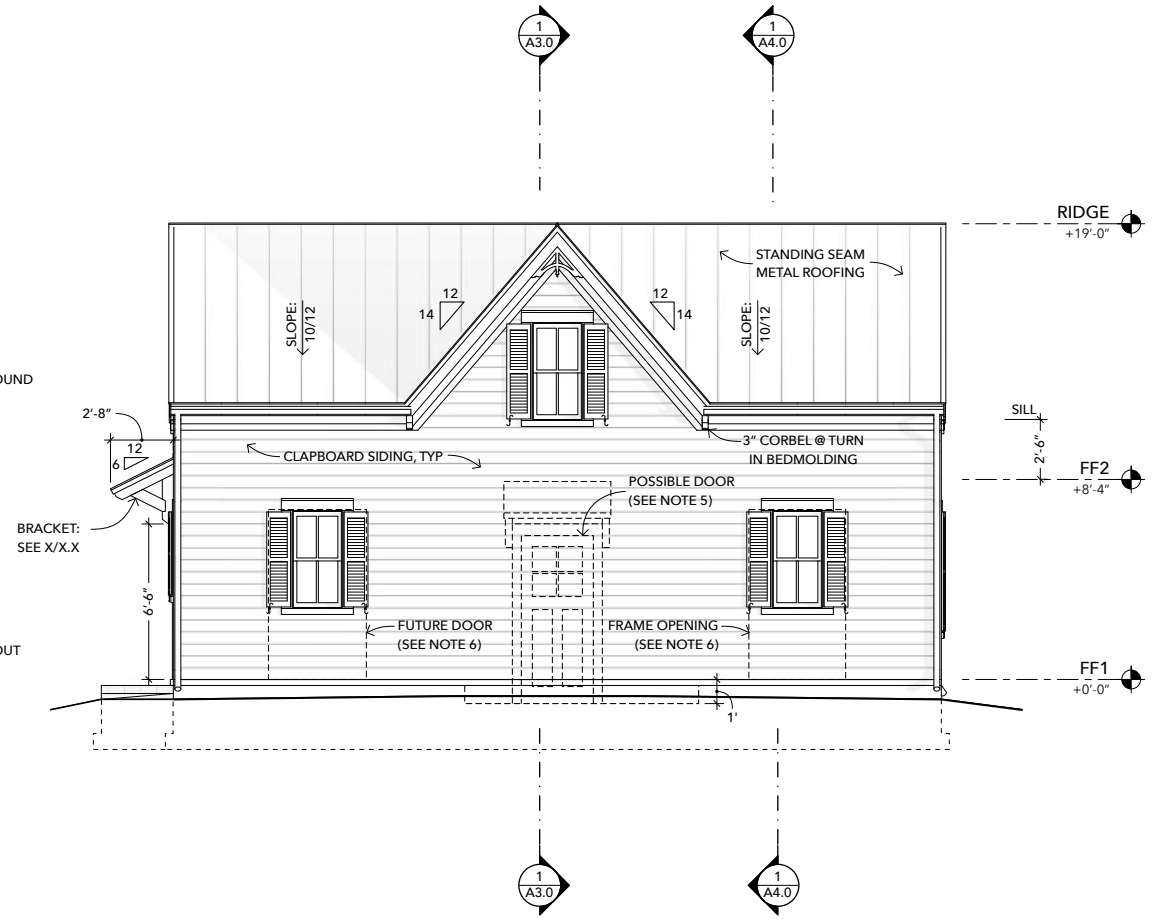
9. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

10. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

11. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



① EAST ELEVATION
SCALE: 1/4" = 1'-0"



② NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

APRIL'S VERSION (CLASSIC & ELONGATED)

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+	See A0.1 for more project history and credits	

REAR ELEVATIONS
VARIATION: APRIL

A2.1

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This view cuts through all the major rooms of the house, showing its layout. April's sister designs have the same basic layout, but are not as stretched out. Small rooms are difficult to depict-- just as it's hard to photograph a car interior. **(1)** An insulated concrete slab is the best foundation system for a house with a strict height limit, but you must choose a foundation type that befits your site.

APRIL'S BACKYARD FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(2) The wall behind the movie screen would be ideal for shelving or cabinets. This area can instead have a woodstove, the chimney going up the closet above. **(3)** The attic is so small that the access might be omitted. **(4)** The thick partition between the living and dining areas has space for ductwork, a beam, and pipes. **(5)** Think of the bedrooms as tents (or caves) made of smooth wooden boards.

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET A4.0.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.

3. A CRAWLSPACE OR BASEMENT FOUNDATION WOULD ADD AT LEAST 1-2 FEET TO THE OVERALL BUILDING HEIGHT. MAYBE MORE (DEPENDS ON HOW IT'S MEASURED).

4. LOWERING THE CEILINGS COULD CAUSE AN AVALANCHE OF CODE VIOLATIONS. THIS DESIGN WORKS WITH NORMAL BUILDING CODE REQUIREMENTS THAT SPECIFY MINIMUM HEIGHT CLEARANCES FOR INTERIOR SPACES.

5. IF PERMITTED, RAISING THE CEILINGS BY 6-18 INCHES MAKES THE DESIGN MORE FLEXIBLE & COMFORTABLE, FIXING MANY ISSUES ARISING FROM OTHER CHANGES.

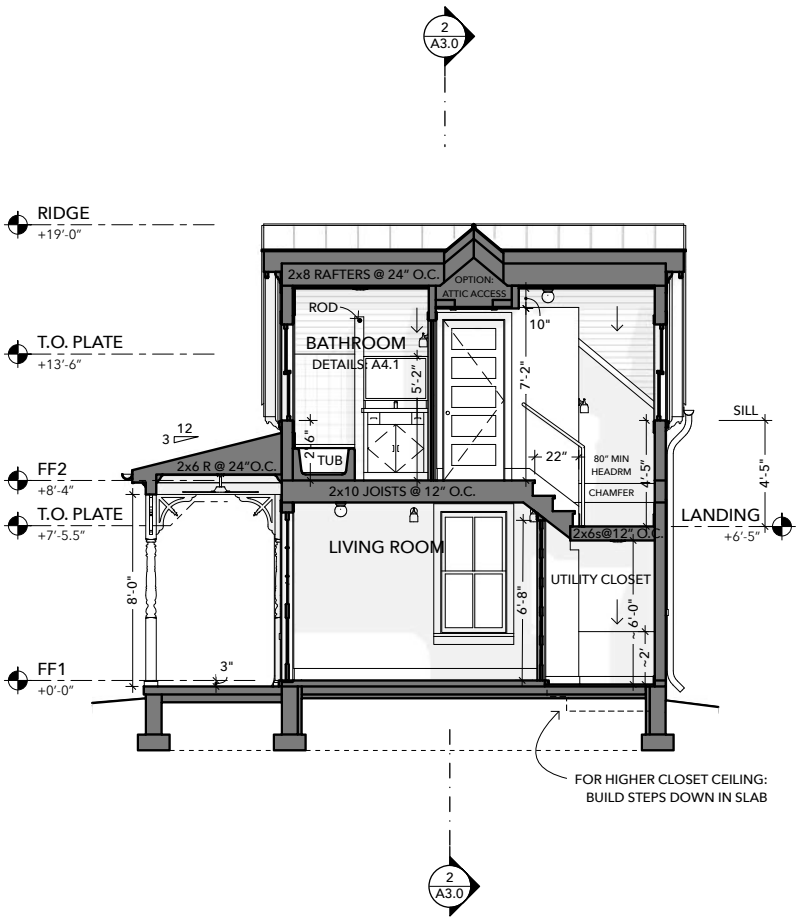
6. ATTIC ACCESS IS PROBABLY NOT REQUIRED BECAUSE THE SPACE IS SO SMALL.

7. DIFFERENT ROOF ASSEMBLIES CAN BE USED, BUT 10" (+) OF INSULATION DEPTH IS ASSUMED, SINCE NORMAL ASSEMBLIES IN NORMAL CLIMATES WOULD NEED THAT.

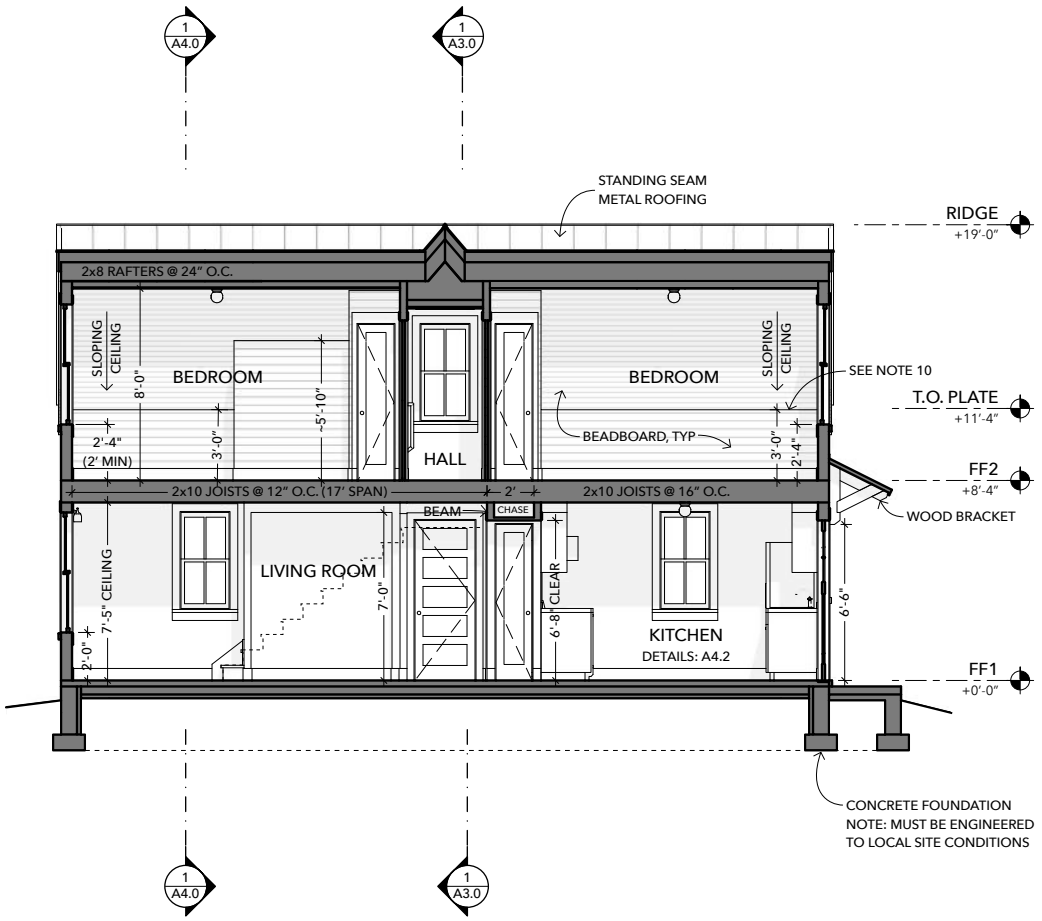
8. MAINTAIN 80" MINIMUM HEAD CLEARANCE AT THE STAIRCASE.

9. THE VERTICAL SIDE WALLS AT THE BEDROOMS ARE ONLY 3' TALL, BUT THEY CAN BE FURRED INWARD TO BE 4' OR 4'-6" TALL, WHICH IS MUCH MORE COMFORTABLE. YET THAT ELIMINATES A LARGE AMOUNT OF USABLE SPACE WITHIN THE BEDROOMS.

10. ONE OPTION FOR THE ROOF CONSTRUCTION: 2x8 RAFTERS W/ BATT INSULATION. ABOVE OSB: 2 LAYERS OF STAGGERED 1.5" RIGID INSULATION. TOTAL R-VALUE: 38-45.



1 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

APRIL'S VERSION (CLASSIC & ELONGATED)

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SECTION VIEWS
VARIATION: APRIL

A3.0

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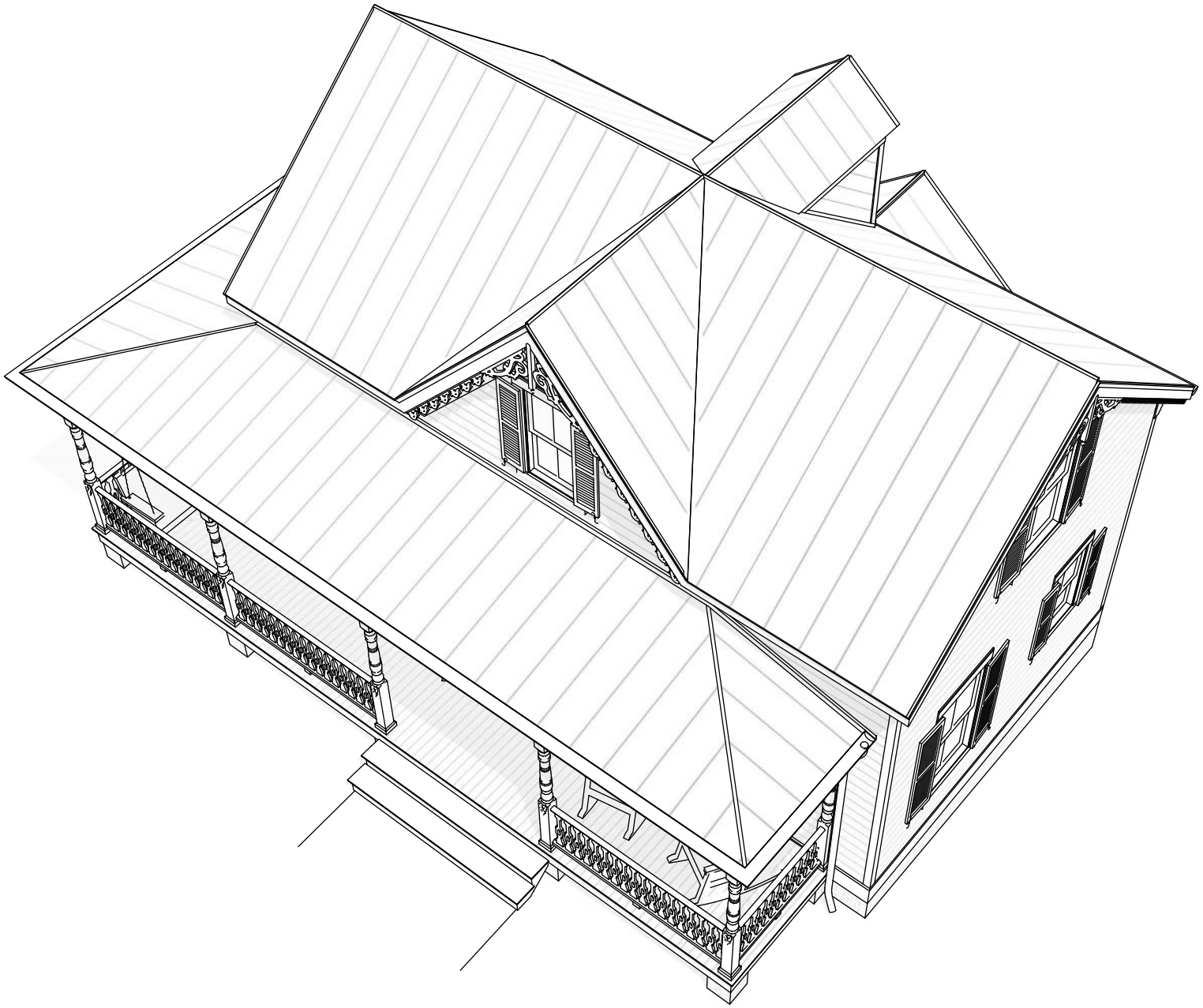
Mae's Backyard Farmhouse



The Backyard Farmhouse comes in four variations. Mae is the most ornate design. With a wrap-around porch and small additions, this one shows how a cottage can grow, and how to embellish the sister designs. Just like them, this one is short and compact, perfect for fitting in your backyard. Mae is a friendly neighbor, small but full of charm. For homes, as for people, size and quality don't correlate.

MAE'S BACKYARD FARMHOUSE

INTRODUCING: MAE

A DESIGN BY JAY OSBORNE

Small homes are often banned in new neighborhoods, even though they can be of higher quality than large houses. Many local regulations require a minimum square footage. It's usually an arbitrary number made up by NIMBYs to exclude poor people (an intentional secret). A 3000 square foot minimum, often required, always results in tasteless McMansions. Such numbers are absurd. Mae proves it.

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A PERMIT, INCLUDING SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. OTHER FOUNDATION TYPES CAN BE USED. FOR INSTANCE: A BASEMENT, SLAB, OR PIER.

3. IF CONVERTED TO A GARAGE BASEMENT, PUT THE DOOR ONE OF THE SHORTER, SIDE WALLS. BETTER YET, ADD A REAR GARAGE BY USING THE MUDROOM AS A CONNECTOR.

4. IF BASEMENT STAIRS ARE INCLUDED INSIDE, THEY'D BE STACKED BELOW THE OTHERS. MAKE ADJUSTMENTS TO ACCOUNT FOR THE THICKNESS OF THE FOUNDATION WALL.

5. IF BASEMENT IS DESIRED AND PERMITTED, REMOVE INTERIOR STEM WALLS, CONVERT SLAB AREA INTO A CRAWLSPACE, AND USE A BEAM BETWEEN.

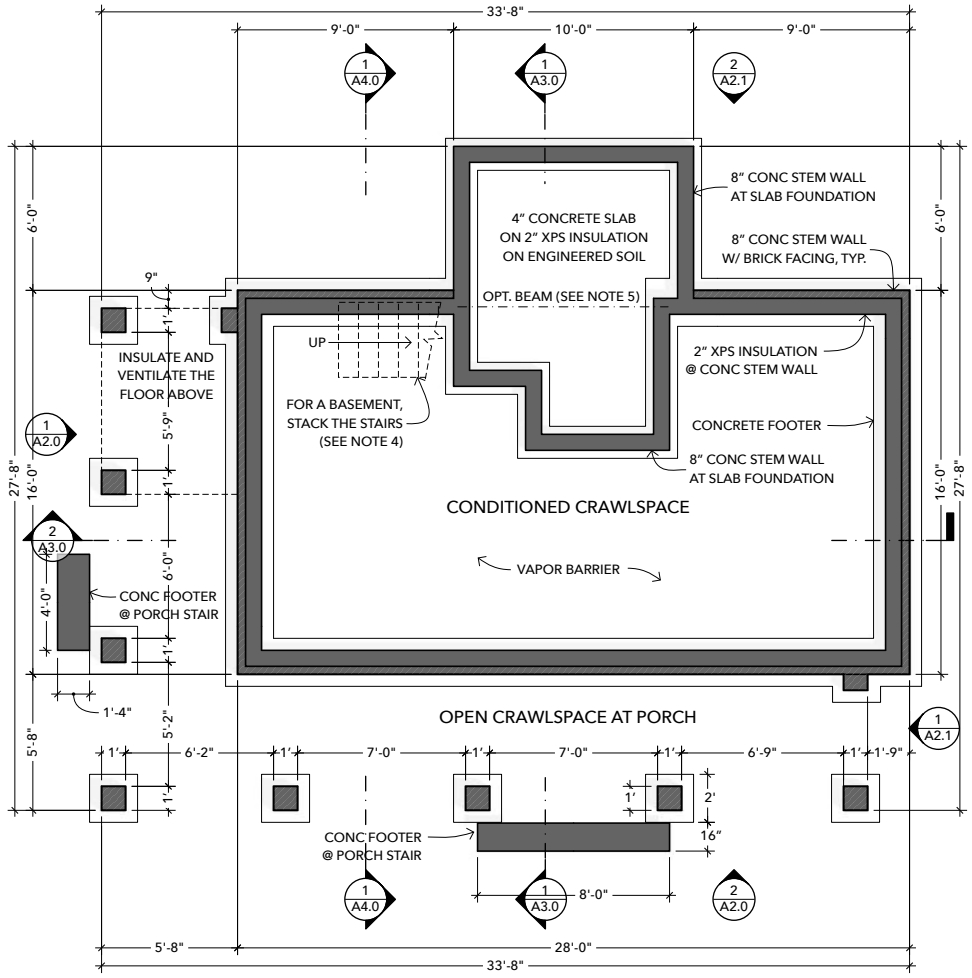
ROOF PLAN NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16 FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20 FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

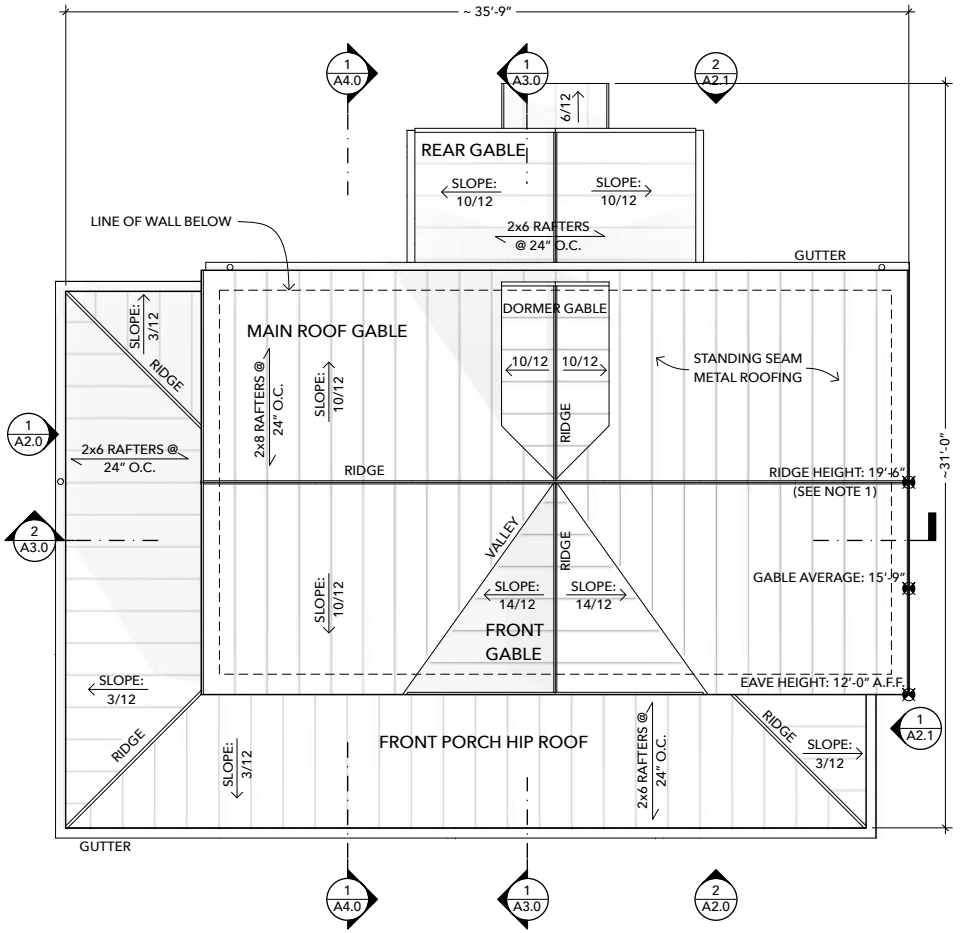
2. GABLE AVERAGE HEIGHT AT FRONT- AND REAR-FACING GABLES SHOULD BE EQUAL (OR SLIGHTLY LESS) THAN THE AVERAGE HEIGHT OF THE MAIN GABLE. ROOF RIDGES SHOULD NEARLY MATCH, WITH THE MAIN GABLE BEING HIGHER IF NECESSARY.

3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

4. THE ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT MODERN METAL WAREHOUSE ROOFING (W/ RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

MAE'S VERSION (ADDITIONS & ORNAMENTATION)

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7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
5	**2023-05-30**	MAE: 1ST DRAFT (ORNATE VERSION)
+	See A0.1 for more project history and credits	

ROOF/FOUNDATION
VARIATION: MAE

A1.0

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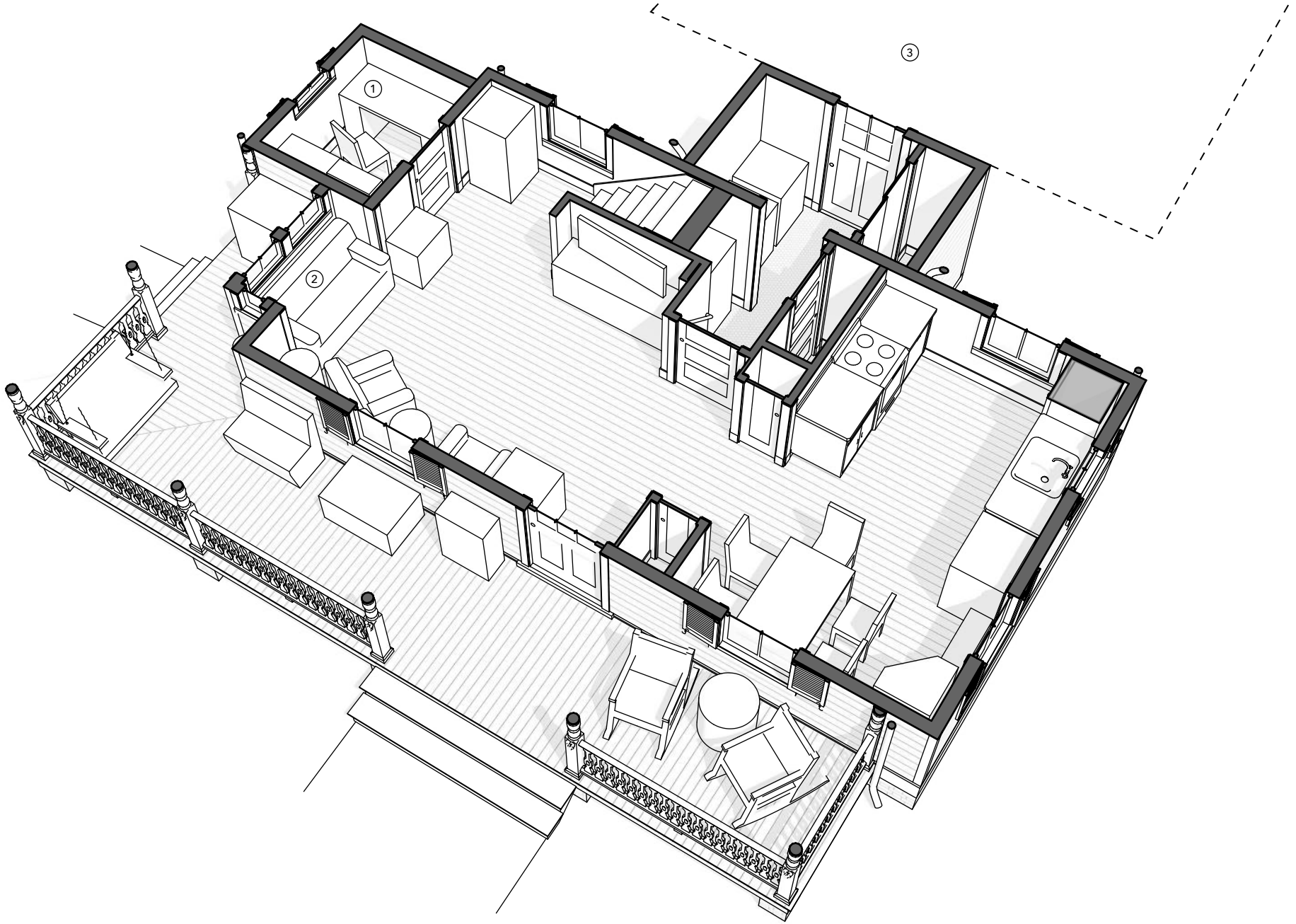


Mae's primary massing is 16x28 feet, but she also has many small additions, for a total of about 860 sq ft. If you want more rooms in a house, it's better to create (or at least imagine) each as an addition. Additions add charm and personality by making a house appear to have grown over time. Don't make the common mistake of overinflating an exterior envelope, ruining the proportions of a house.

MAE'S BACKYARD FARMHOUSE

FIRST FLOOR

A DESIGN BY JAY OSBORNE

(1) This small room could be an office, a pantry, or a tiny guest bedroom (with more bed than room, really). **(2)** The bay window helps balance the daylighting. **(3)** The mudroom could become a hyphen that connects the house to a garage. Garages tend to be massive compared to rest of a house, dominating it, blocking sunlight and airflow. Hyphens help to preserve access to daylight and breezes.

FLOOR PLAN NOTES:

1. UTILITY CLOSET SHALL HAVE FIRE-RATED SHEATHING ON WALLS AND CEILING.

2. OPTIONAL BUILT-IN SHELVING. ALSO: LOCATION FOR AN OPTIONAL WOODSTOVE.

3. MUDROOM CAN BE CONVERTED INTO A HYPHEN CONNECTING A GARAGE OR A BEDROOM SUITE TO THE REAR. THIS PRESERVES DAYLIGHTING AND CROSS BREEZES.

4. ADJUSTING THE CLOSETS AT "THICK WALL" (CASED OPENING) CAN CAUSE MANY MINOR CONFLICTS, INCLUDING ALIGNMENTS AT THE STAIR AND UPPER WALLS.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR
- (F) 48X80 DOUBLE SLIDING DOORS

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES
- (4) 28x44 DH WINDOW 2/2 (DORMER)
- (5) 18x48 DH WINDOW 1/1 (BAY SIDE)

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

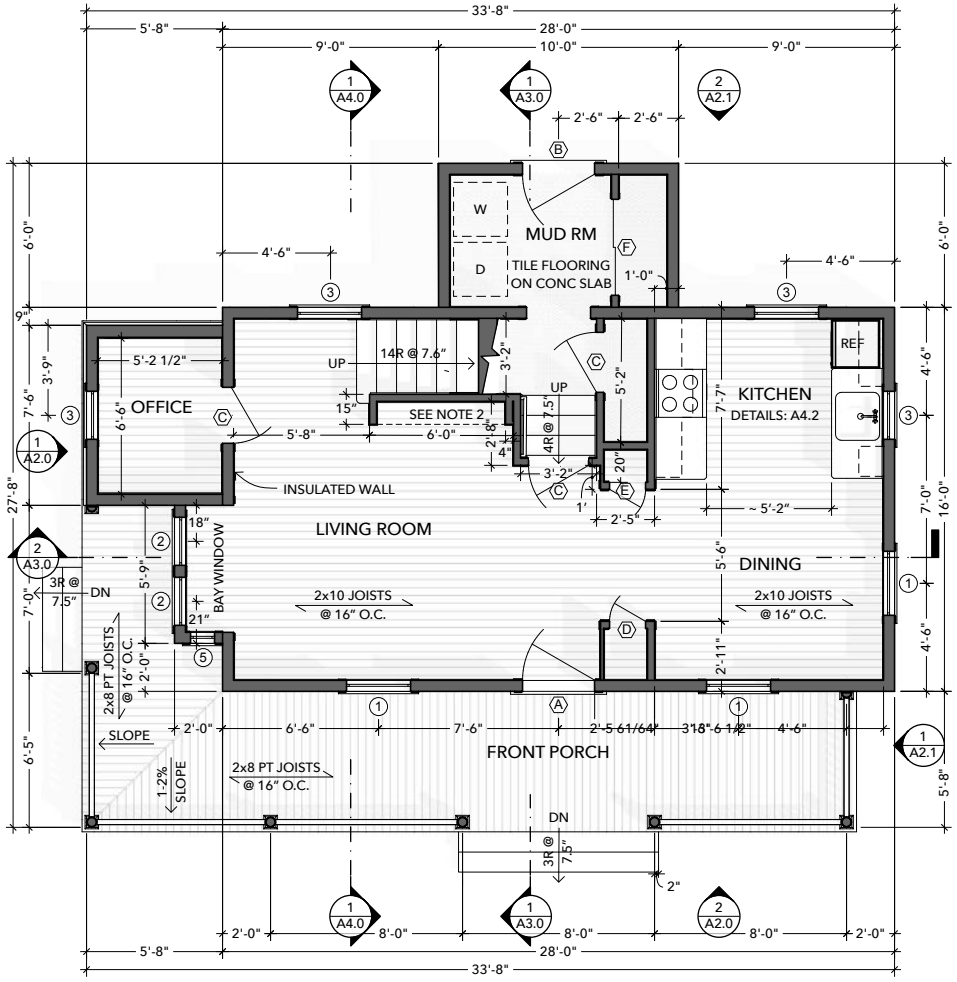
1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SEE SECTION DRAWING DIMS.

2. CEILING & WALLS UNDER STAIRCASE SHALL BE 1-HOUR FIRE-RATED USING GYP BOARD.

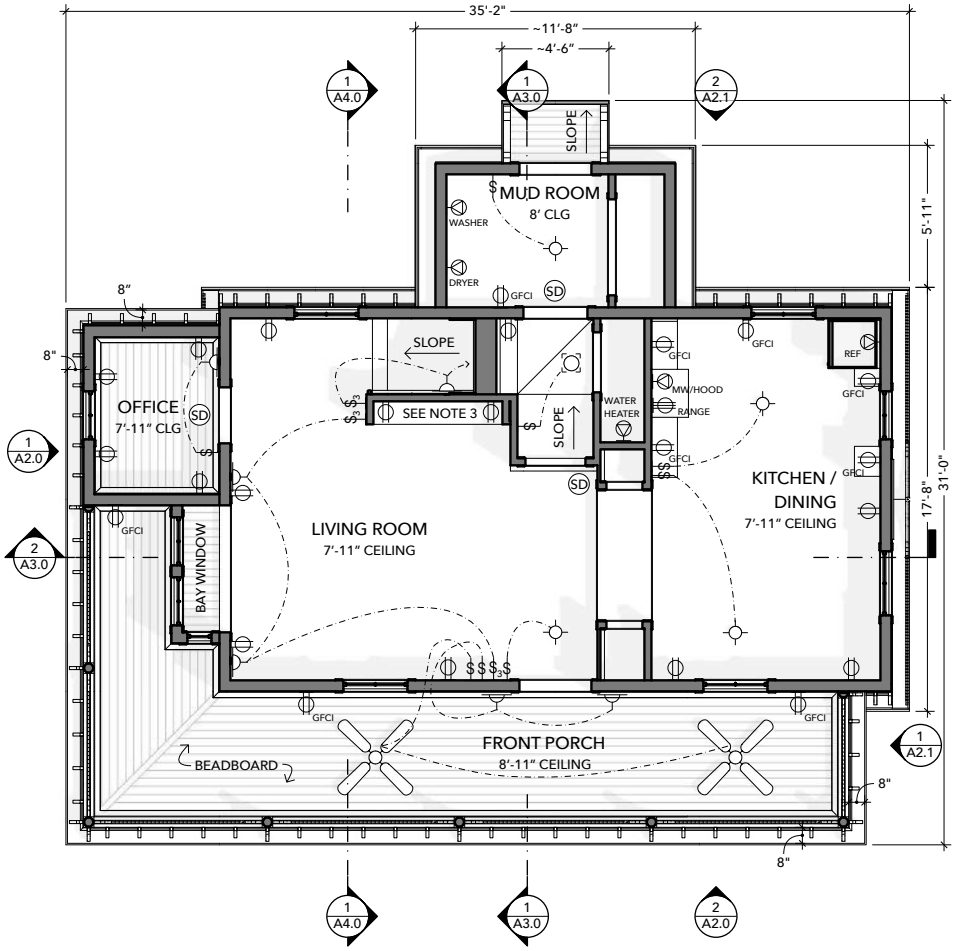
3. LIVING ROOM: OPTIONAL BUILT-IN SHELVING (OR CABINETS). ALSO OPT: WOODSTOVE.

4. LAUNDRY HOOKUPS RECOMMENDED IN UTILITY RM, EVEN IF ALSO IN UPSTRS ALCOVE.

5. WALL AREA OVER LARGE CASED OPENING IS FOR BEAMS, PIPING, AND/OR DUCTWORK.



(1) DOWNSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



(2) DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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BACKYARD FARMHOUSE

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5	**2023-05-30**	MAE: 1ST DRAFT (ORNATE VERSION)
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DOWNSTAIRS PLANS
VARIATION: MAE

A1.1

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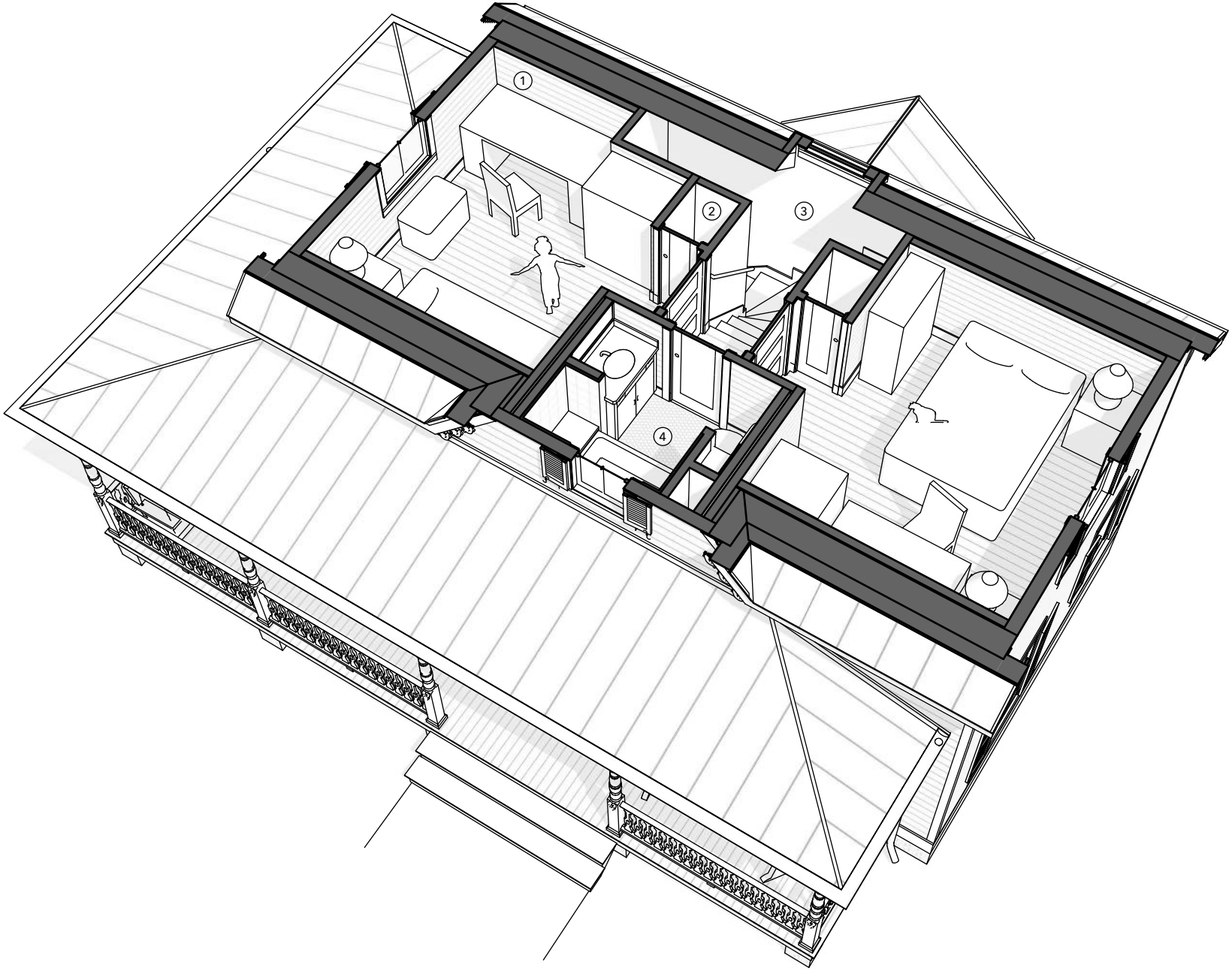


Mae's Backyard Farmhouse, like its sister designs, has a compact upper level. The layout is remarkably efficient, with doors and windows located wherever the ceiling is high enough. By aligning the openings, daylight and cross breezes flow across the house. The dormer and front gable allow for necessary head space. The ceilings are as low as they can go and still follow modern building codes.

MAE'S BACKYARD FARMHOUSE

SECOND FLOOR

A DESIGN BY JAY OSBORNE

(1) Unlike the other designs, Mae has walls furred inward at the upper level, making them higher at their lowest point. This sacrifices usable room volume, but increases comfort. **(2)** The closets can be wardrobes instead. **(3)** The dormer and winder stairs are necessary. Again, headroom is the reason. **(4)** The bathroom layout is quite rigid, since the shower requires the higher ceiling in the middle.

FLOOR PLAN NOTES

1. BECAUSE OF THE LOW HEAD CLEARANCES , IT IS INADVISABLE TO REARRANGE THE BATHROOM FIXTURES, SINCE THAT MAY CAUSE CODE VIOLATIONS AND HEADACHES.

2. ANY AREA OF ROOM WITH LESS THAN A 5′ CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL FLOOR AREA, NOR IN ROOM AREA.

3. AT LEAST 50% OF BEDROOM AREA (SEE NOTE ABOVE) MUST HAVE A 7′ MIN CEILING.

4. SEE APPLICABLE CODES FOR WINDER STAIRS. CHANGES CAN CAUSE MANY ISSUES. UNLIKE IN THE PAST, WINDER STAIRS MUST NOW FOLLOW SEVERAL REQUIREMENTS.

5. ALCOVE AT WINDER STAIR CAN INSTEAD BE A LINEN CLOSET OR HOLD A COMPACT WASHER/DRYER COMBO. IT COULD ALSO BE SPACE FOR DUCTS & HVAC FUNCTIONS.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR
- (F) 48X80 DOUBLE SLIDING DOORS

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES
- (4) 28x44 DH WINDOW 2/2 (DORMER)

REFLECTED CEILING PLAN & ELECTRICAL NOTES

1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1″). SECTION DIMS TAKE PRIORITY.

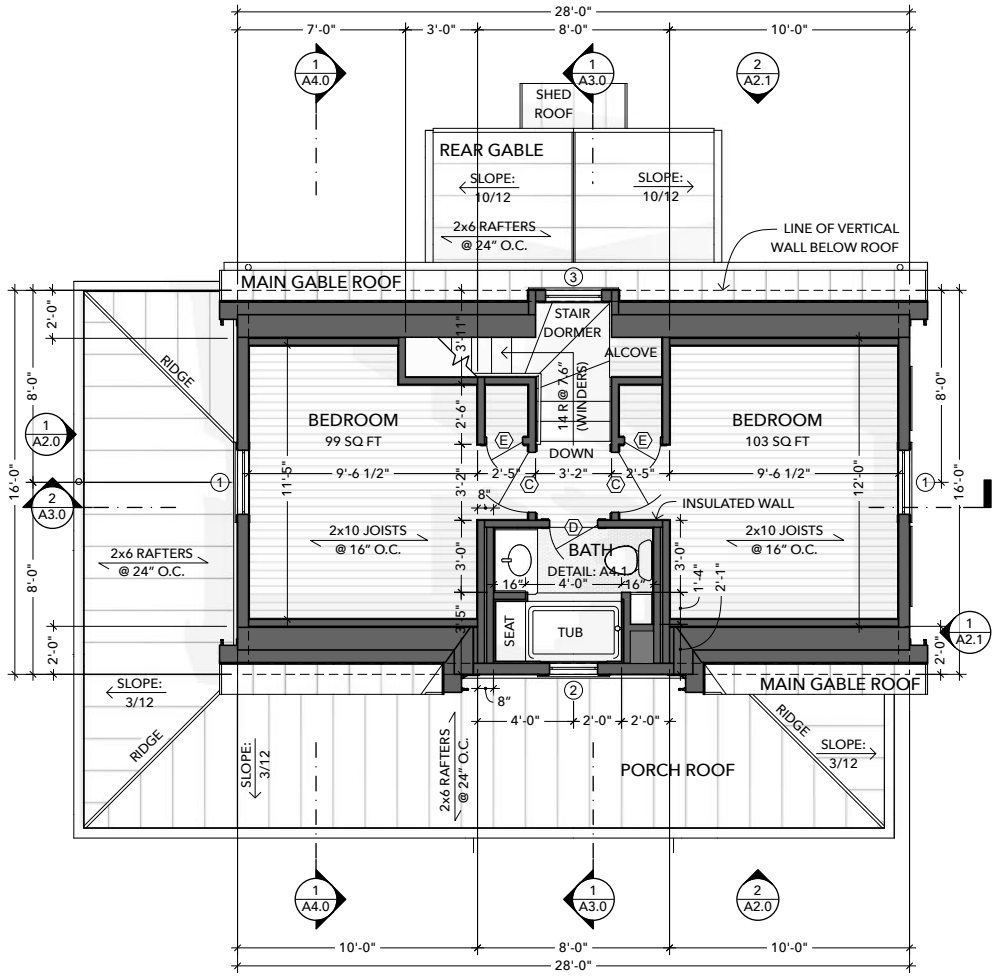
2. CENTER THE ELEC. FIXTURES ON SURFACES, AXES, AND/OR MOST VISIBLE ELEMENTS.

3. A MIN 30x30-INCH AREA OF THE SHOWER MUST HAVE A CEILING HEIGHT OF OVER 6′-8″.

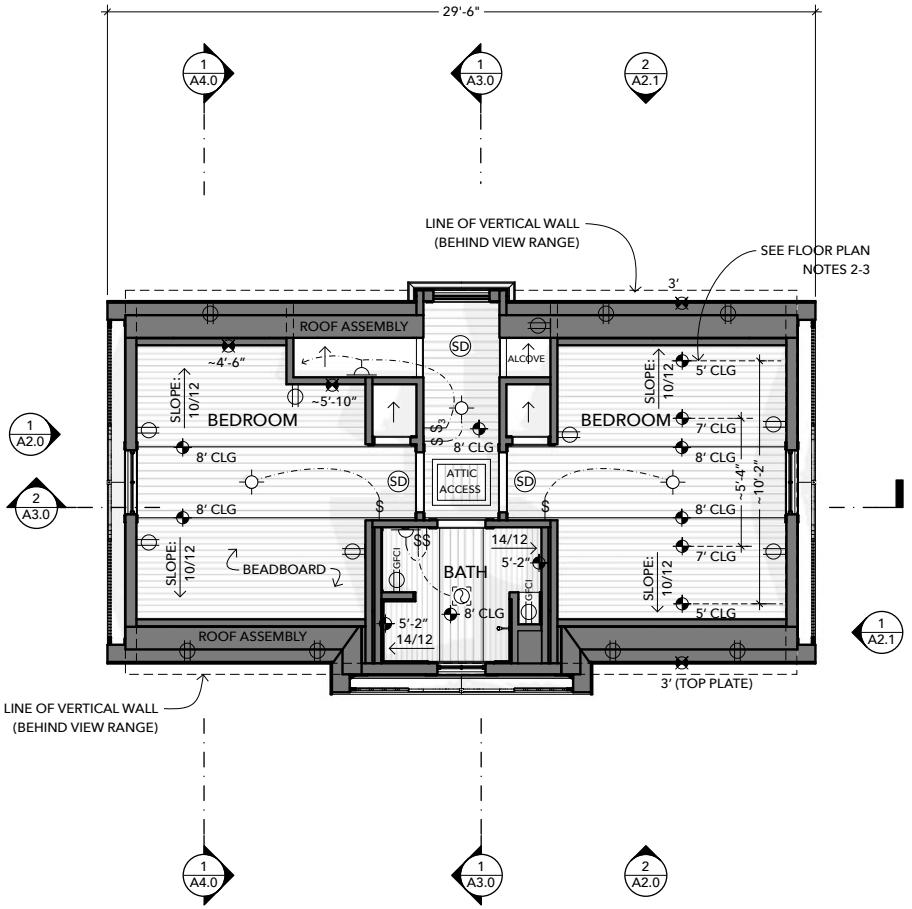
4. BY CODE, THE BACKS OF THE VANITY AND TOILET CAN HAVE 5′ (MINIMUM) CEILINGS, BUT THE CEILING NEEDS TO BE AT LEAST 6′-8″ AT THE FRONT OF THESE FIXTURES.

5. THE DORMER ALLOWS THE NECESSARY 80″ MINIMUM HEAD CLEARANCE AT STAIRWAY.

6. BATHTUB CAN BE LONGER, BUT ITS BACK CEILING (AT SEAT) IS BELOW HEAD HEIGHT.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/4″ = 1′-0″



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4″ = 1′-0″

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

MAE'S VERSION (ADDITIONS & ORNAMENTATION)

9	**2024-01-12**	KICKSTARTER EBOOK (FIRST RELEASE)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
5	**2023-05-30**	MAE: 1ST DRAFT (ORNATE VERSION)
+		See A0.1 for more project history and credits

UPSTAIRS PLANS
VARIATION: MAE

A1.2

The Backyard Farmhouses are based on an iconic archetype from the 1800s– a compact and functional house design with 1.5 stories and a front-facing gable. Mae's variation has a wrap-around porch, small additions, and ornamentation. Though modern designs are usually stripped of their personality, standardized and sterilized by market forces, Mae inspires the freedom to live your own life.

MAE'S BACKYARD FARMHOUSE

FRONT PERSPECTIVE

A DESIGN BY JAY OSBORNE

(1) Mae has additions that demonstrate the potential for customizing the design, and shows that houses look better when they appear to grow over time, having a story and a sense of history. **(2)** Gingerbread ornament has hidden functions. Porch brackets can strengthen the structure. Spandrels filter and soften sunlight, for good daylighting. **(3)** To keep critters out of the crawlspace, add latticework.

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS, BUT THIS DESIGN CAN WORK WITH A 16-FOOT HEIGHT RESTRICTION (FINISH FLOOR 1 TO GABLE AVERAGE) OR A 20-FOOT HEIGHT RESTRICTION (FLOOR 1 TO ROOF RIDGE).

2. COMPARED TO ITS SISTER DESIGNS, MAE HAS A 6" HIGHER CEILING ON THE FIRST LEVEL. SHORTENING THAT LEVEL CAN COMPROMISE THE ORNAMENTATION.

3. PORCH RAILING IS USUALLY NOT REQUIRED UNLESS THE DROP TO THE GROUND IS MORE THAN 30" (CHECK LOCAL CODES). RAISING THE PORCH MAY ALSO REQUIRE RAISING THE RAILING, SOMETIMES TO BLATANTLY UNHISTORICAL PROPORTIONS.

4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

5. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

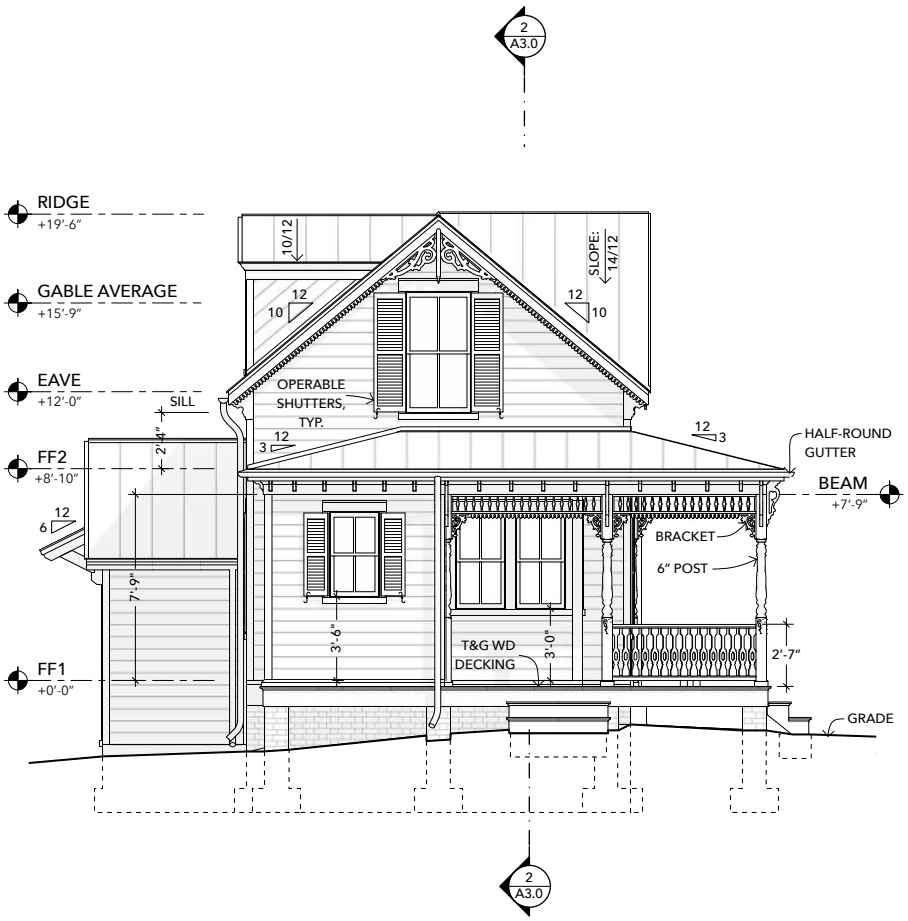
6. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

7. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

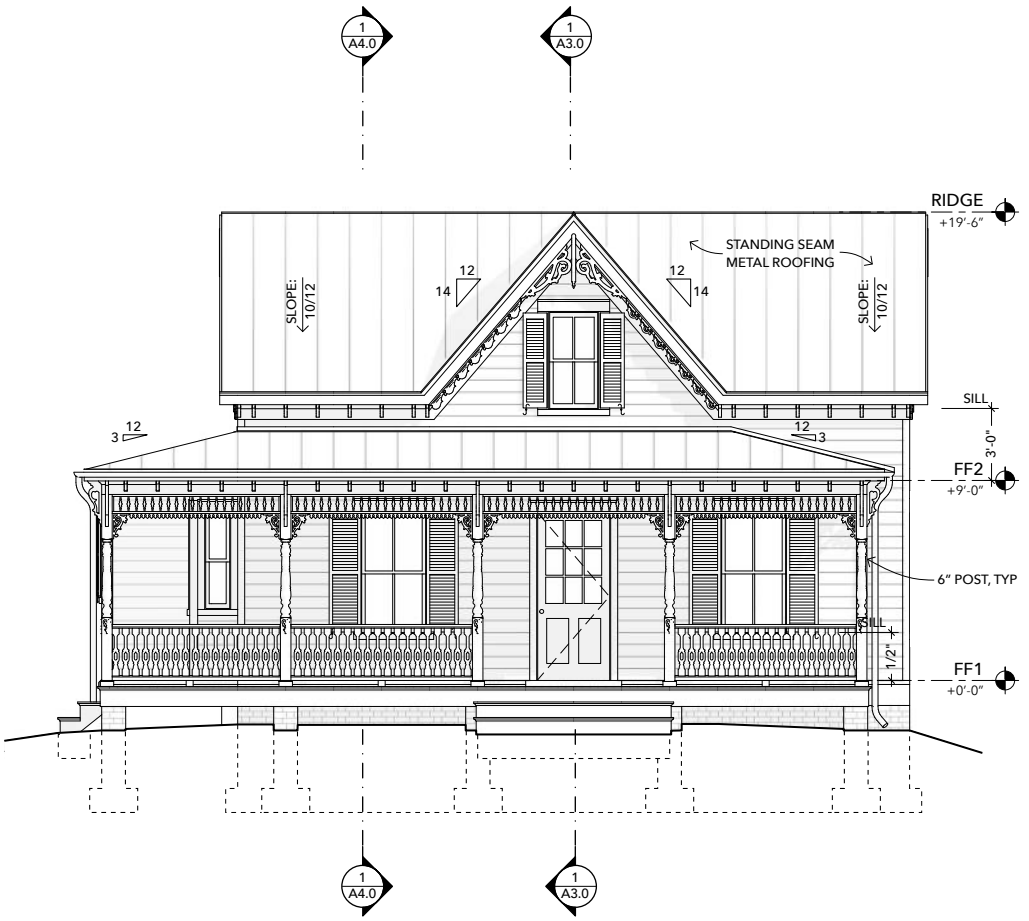
8. FOUNDATION SHOULD NOT PROTRUDE OUT BEYOND SIDING MATERIALS.

9. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.

10. WOOD LATTICE (& FRAME) CAN BE USED BELOW THE PORCH.



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

MAE'S VERSION (ADDITIONS & ORNAMENTATION)

9	**2024-01-12**	KICKSTARTER EBOOK (FIRST RELEASE)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
5	**2023-05-30**	MAE: 1ST DRAFT (ORNATE VERSION)
+		See A0.1 for more project history and credits

FRONT ELEVATIONS
VARIATION: MAE

A2.0

MAE'S BACKYARD FARMHOUSE

REAR PERSPECTIVE

A DESIGN BY JAY OSBORNE

Know the terms? Mae's gingerbread ornamentation may seem complex, so this page labels the pieces and briefly explains them. **(1)** A *Gable Bracket* made of two wings can adapt to roof pitches. **(2)** *Running Trim* may be PVC. **(3)** *Corner Friezeboard* cut to match *Eave Brackets* **(4)** aka *Corbels*. Size/spacing are more important than the profile. **(5)** *Porch Eave Brackets* are sized to the porch beam. **(6)** *Post Face Bracket* reinforces the post and eave connection. **(7)** *Spandrel* (of *spindles*, *running trim* below) softens and filters sunlight. **(8)** *Post Bracket* must be sized based on upper section of **(9)** *Turned Porch Post*. **(10)** *Sawn Balusters* between upper and lower rails. **(11)** *Post Baseboard* hides metal connections. **(12)** *Water Table Board* handles splashing better than clapboards. **(13)** *Drip cap*.

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

3. LOWER WINDOWS ON NORTH WALL MAY BE REMOVED IF NEEDED TO SAVE COSTS. BUT UPSTAIRS WINDOWS ARE ALL NEEDED FOR DAYLIGHTING AND CROSS BREEZES.

4. PORCH RAILING IS USUALLY NOT REQUIRED UNLESS THE DROP TO THE GROUND IS MORE THAN 30" (CHECK LOCAL CODES). RAISING THE PORCH MAY ALSO REQUIRE RAISING THE RAILING, SOMETIMES TO BLATANTLY UNHISTORICAL PROPORTIONS.

5. FOUNDATION SHOULD NOT PROTRUDE OUT BEYOND SIDING MATERIALS.

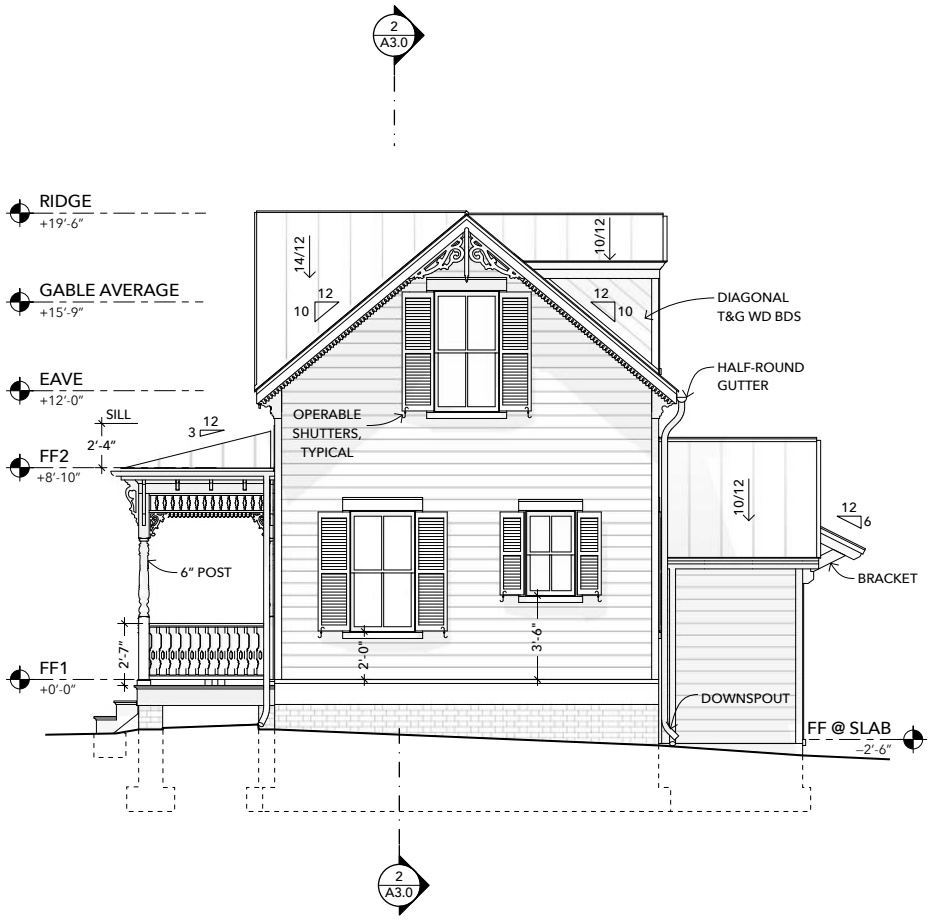
6. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

7. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

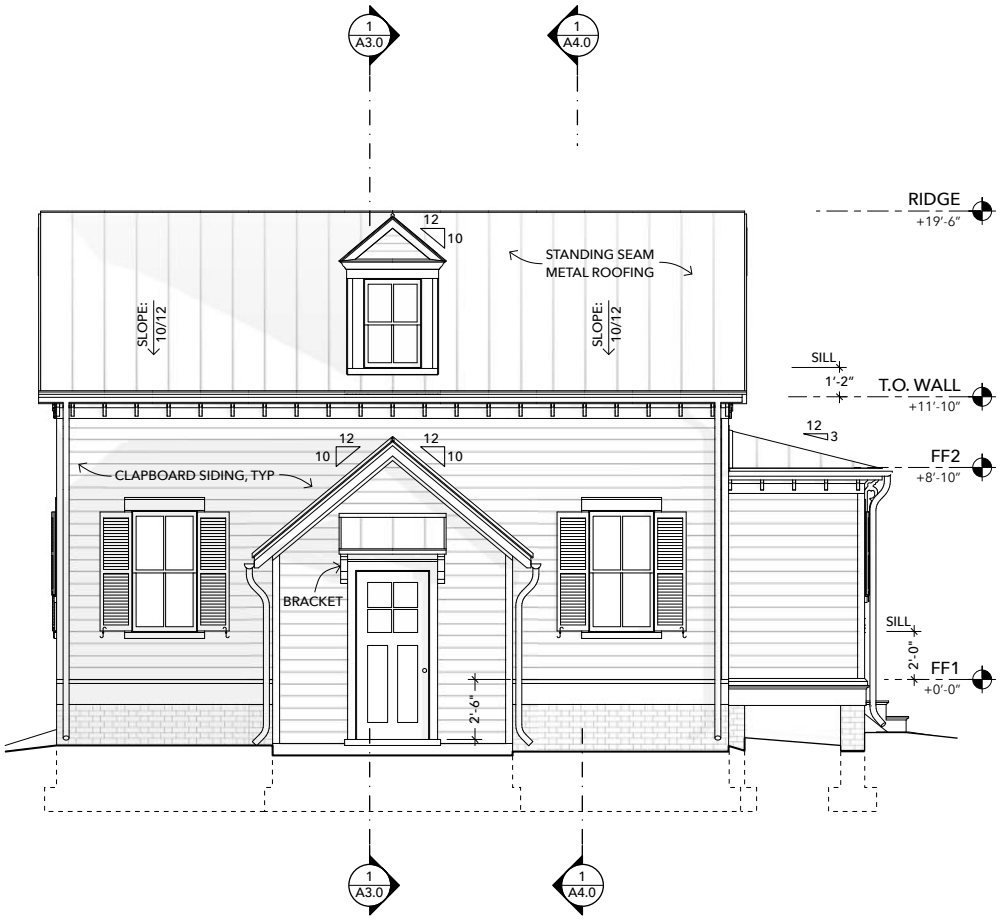
8. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

9. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

10. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

MAE'S VERSION (ADDITIONS & ORNAMENTATION)

9	**2024-01-12**	KICKSTARTER EBOOK (FIRST RELEASE)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
5	**2023-05-30**	MAE: 1ST DRAFT (ORNATE VERSION)
+	See A0.1 for more project history and credits	

REAR ELEVATIONS
VARIATION: MAE

A2.1

MAE'S BACKYARD FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(1) If porch posts are shorter, ornament is difficult to fit. **(2)** The bathroom ceiling is extremely low, so the layout is inflexible. Don't dare lower that ceiling. **(3)** The downstairs ceiling is 6 inches higher than in the sister designs. Raising ceilings solves many issues, like stair headroom. **(4)** This is designed for future built-in shelves/cabinets. **(5)** Winders framed as stacked/staggered platforms.

(6) Wood trim hides the corner cracks and dents. **(7)** Raising the dormer window allowed for a continuous eave below (less likely to conflict with rear additions). **(8)** The mudroom's slab foundation muffles the vibrations of laundry machines. **(9)** The mudroom addition can become the main entry, if the site encourages it. It might also be a hyphen connecting to a garage (or bedroom suite) addition.

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET A4.0.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.

3. A CRAWLSPACE OR BASEMENT FOUNDATION WOULD ADD AT LEAST 1-2 FEET TO THE OVERALL BUILDING HEIGHT. MAYBE MORE (DEPENDS ON HOW IT'S MEASURED).

4. LOWERING THE CEILINGS COULD CAUSE AN AVALANCHE OF CODE VIOLATIONS. THIS DESIGN WORKS WITH NORMAL BUILDING CODE REQUIREMENTS THAT SPECIFY MINIMUM HEIGHT CLEARANCES FOR INTERIOR SPACES.

5. IF PERMITTED, RAISING THE CEILINGS BY 6-18 INCHES MAKES THE DESIGN MORE FLEXIBLE & COMFORTABLE, FIXING MANY ISSUES ARISING FROM OTHER CHANGES.

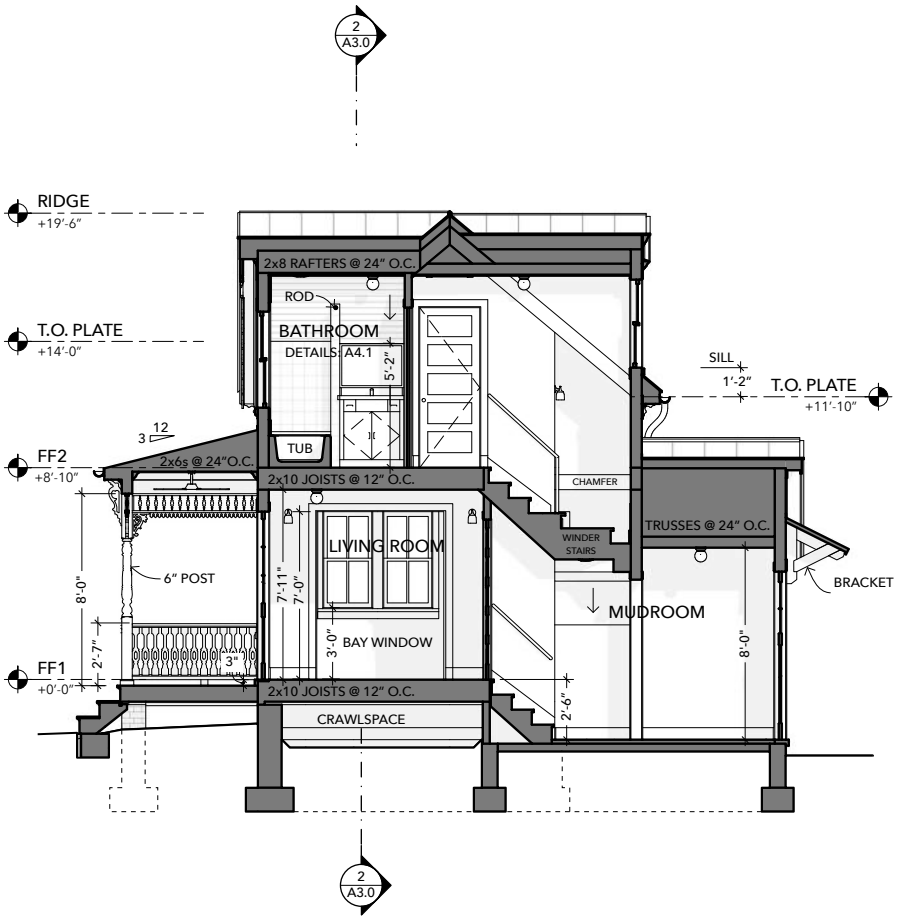
6. ATTIC ACCESS IS PROBABLY NOT REQUIRED BECAUSE THE SPACE IS SO SMALL.

7. DIFFERENT ROOF ASSEMBLIES CAN BE USED, BUT 10" (+) OF INSULATION DEPTH IS ASSUMED, SINCE NORMAL ASSEMBLIES IN NORMAL CLIMATES WOULD NEED THAT.

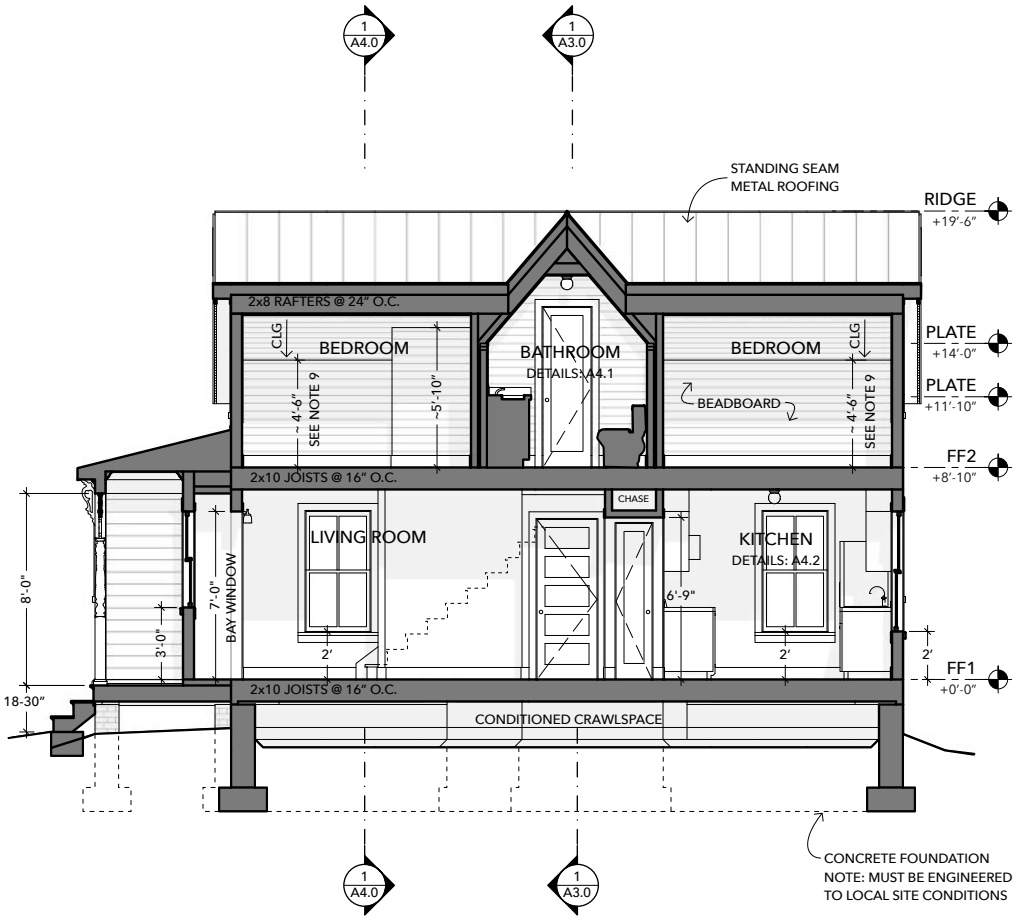
8. ONE OPTION FOR THE ROOF CONSTRUCTION: 2x8 RAFTERS W/ BATT INSULATION. ABOVE OSB: 2 LAYERS OF STAGGERED 1.5" RIGID INSULATION. TOTAL R-VALUE: 38-45.

9. MAINTAIN 80" MINIMUM HEAD CLEARANCE AT THE STAIRCASE.

10. THE VERTICAL SIDE WALLS AT THE BEDROOMS HAVE 4'-6" FURRING WALLS. THESE CAN BE REMOVED FOR MORE SPACE, BUT THEY IMPROVE THE ROOM'S COMFORT. BUILT-IN CABINETRY COULD ALSO BE LOCATED THERE (AT CONSIDERABLE EXPENSE), BUT THAT WOULD MAKE IT HARD TO PROPERLY FURNISH THE BEDROOMS.



1 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

MAE'S VERSION (ADDITIONS & ORNAMENTATION)

9	**2024-01-12**	KICKSTARTER EBOOK (FIRST RELEASE)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
5	**2023-05-30**	MAE: 1ST DRAFT (ORNATE VERSION)
+	See A0.1 for more project history and credits	

SECTION VIEWS
VARIATION: MAE

A3.0

June’s Backyard Farmhouse

The Backyard Farmhouse comes in four variations. June is simple and economical. Like her sister designs, June strives to be as short as possible– to fit within strict height limits, to reduce the amount of construction materials, and to minimize the amount of interior space (thereby reducing energy expenditures). With its reoriented front porch, June can fit well on a narrow, underutilized strip of land.

JUNE'S BACKYARD FARMHOUSE

INTRODUCING: JUNE

A DESIGN BY JAY OSBORNE

The other variations have a cross gable at the front (here: the side) of the house. That makes them more compact but also more complicated to build. June has a simple roof in the middle. This gives significantly more headroom to the staircase and bathroom. The stairs are easier to build; and the bathroom has a flexible arrangement. June demonstrates how all the other variations can be simplified.

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A PERMIT, INCLUDING SOIL TYPE, SEISMIC DEMANDS, FLOODING ISSUES, AND LOCAL REGULATIONS.

2. OTHER FOUNDATION TYPES CAN BE USED. FOR INSTANCE, A BASEMENT, CRAWLSPACE, OR PIER FOUNDATION. BECAUSE THE FOUNDATION MUST BE REDESIGNED AND ENGINEERED REGARDLESS, IT'S IMPORTANT TO REALIZE THAT THESE OPTIONS ARE OPEN.

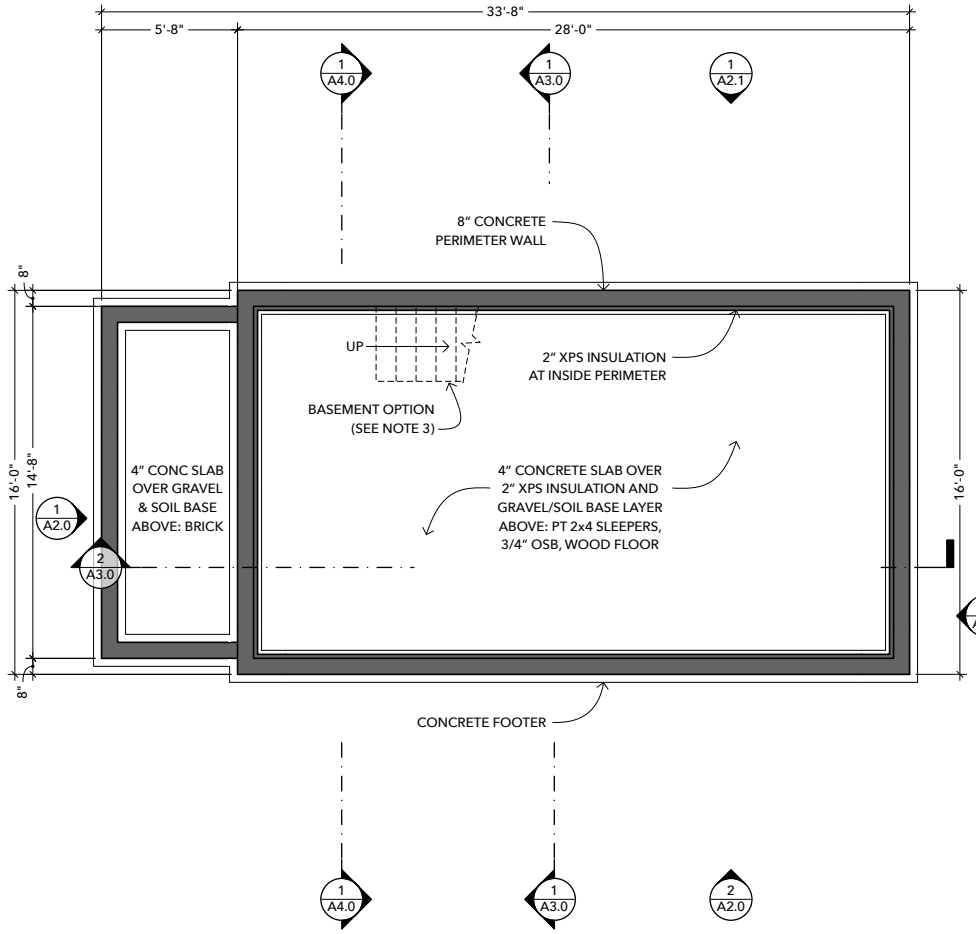
3. IF A BASEMENT IS USED INSTEAD OF A SLAB FOUNDATION, STACK THE STAIRS. IT MAY BE POSSIBLE TO HAVE A SINGLE GARAGE DOOR ON THE 16' REAR WALL.

ROOF PLAN NOTES

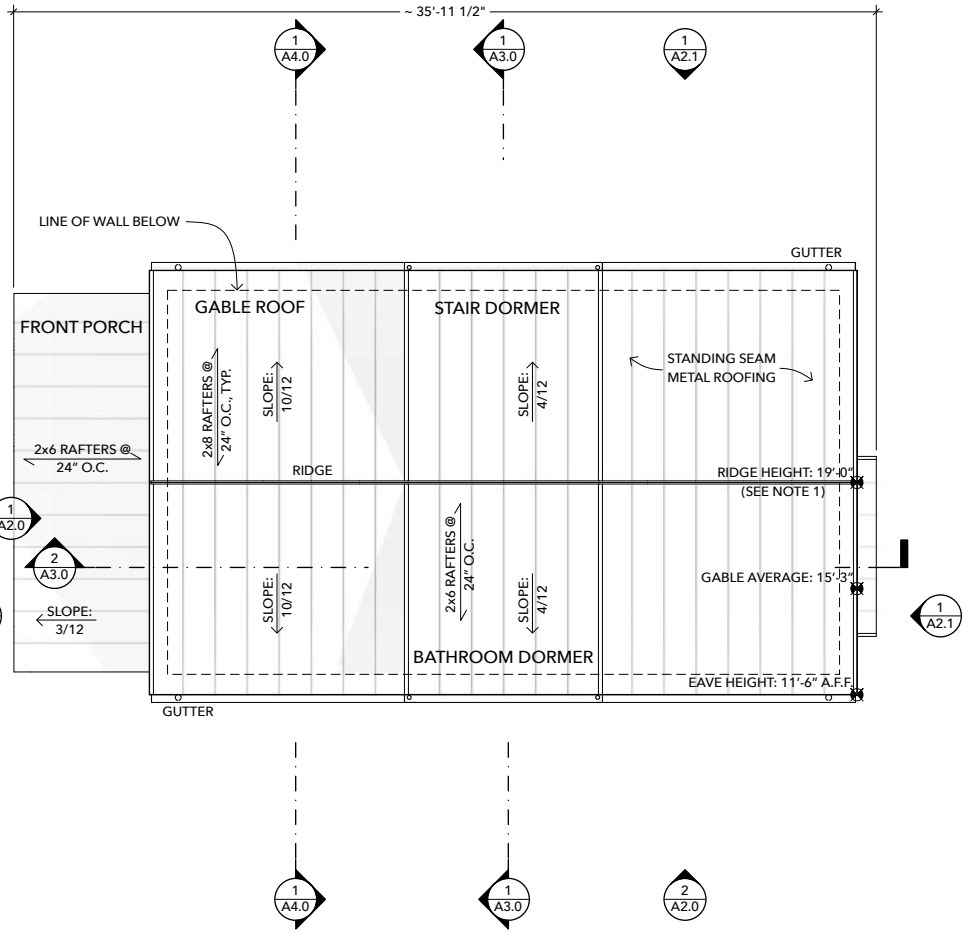
1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16 FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20 FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

2. BACK-TO-BACK SHED DORMERS MIGHT ALSO BE CONSIDERED A GABLE. IF THAT TRIGGERS ADDITIONAL HEIGHT RESTRICTIONS, YOU CAN REDUCE THE DORMER ROOF SLOPES SO THAT THE RIDGE OF THE MAIN ROOF IS MORE PRONOUNCED.

3. THE ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT MODERN METAL WAREHOUSE ROOFING (W/ RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.


33'-8"
5'-8"
28'-0"
8" CONCRETE PERIMETER WALL
8"
UP
2" XPS INSULATION AT INSIDE PERIMETER
BASEMENT OPTION (SEE NOTE 3)
16'-0"
14'-8"
4" CONC SLAB OVER GRAVEL & SOIL BASE ABOVE: BRICK
4" CONCRETE SLAB OVER 2" XPS INSULATION AND GRAVEL/SOIL BASE LAYER ABOVE: PT 2x4 SLEEPERS, 3/4" OSB, WOOD FLOOR
CONCRETE FOOTER

1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

JUNE'S VERSION (SIMPLE & ECONOMICAL)

9	**2024-01-12**	KICKSTARTER EBOOK (FIRST RELEASE)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
6	**2023-07-31**	JUNE: 1ST DRAFT (SIMPLEST VERSION)
+	See A0.1 for more project history and credits	

ROOF/FOUNDATION
VARIATION: JUNE

A1.0

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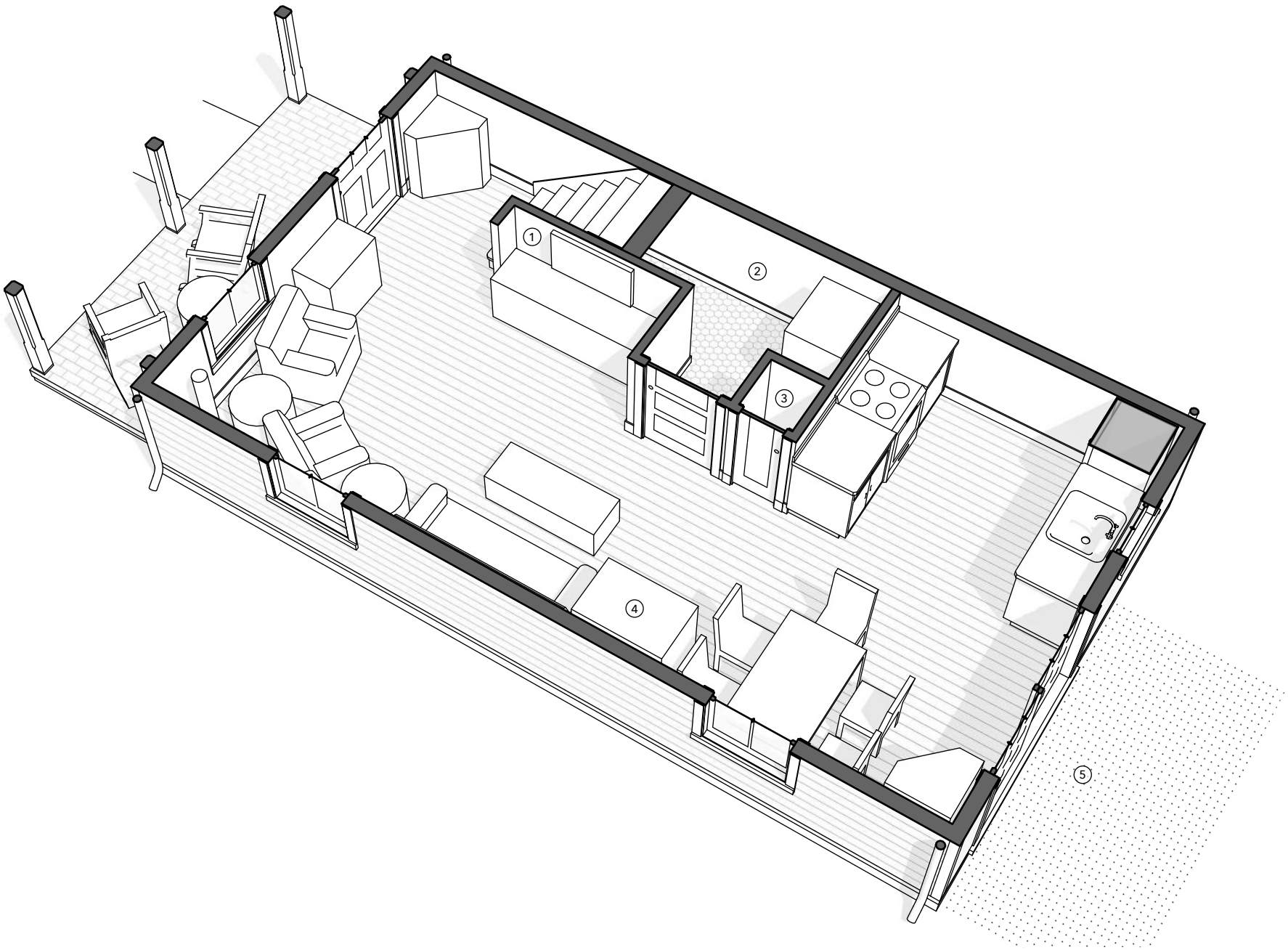


June's main massing is 16x28 feet, and a total area of 750 sq ft. For simplicity and economy, it has an open plan on the first floor, a slab foundation and a small front porch. Unlike the other Backyard Farmhouse variations, June's porch is oriented to the narrow side, so it fits on tight lots. June focuses on the essentials, but it can include features from its sister designs, or show how to simplify them.

JUNE'S BACKYARD FARMHOUSE

FIRST FLOOR

A DESIGN BY JAY OSBORNE

(1) The wall provides backing for a movie screen and possibly built-in cabinets. **(2)** The utility room is below the stairs. The ceiling is about 6 feet high, so laundry units or an air handling unit can be inside. **(3)** This coat closet could be a pantry instead. **(4)** Closets add cost and prevent flexibility. Instead, consider a wardrobe here. **(5)** Landscape paving allows for more future flexibility than a concrete slab.

FLOOR PLAN NOTES:

1. UTILITY CLOSET SHALL HAVE FIRE-RATED SHEATHING ON WALLS AND CEILING.

2. OPTIONAL BUILT-IN SHELVING (ALSO: LOCATION FOR OPTIONAL WOODSTOVE).

3. CONSIDER FRAMING WALL OPENINGS FOR FUTURE EXPANSION (OR WINDOWS).

DOORS

- (A) 36x84 9-LITE (FRONT DOOR)
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR
- (G) 60x80 SLIDING GLASS DOORS

WINDOWS

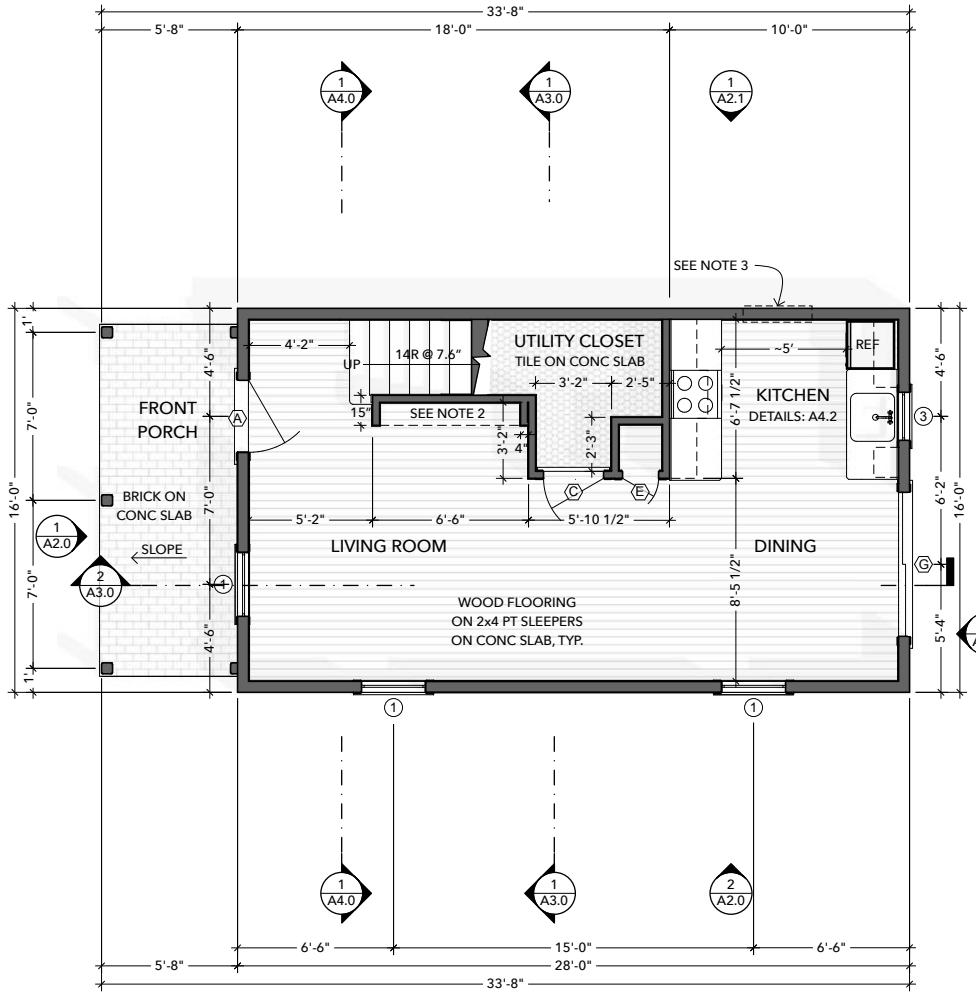
- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

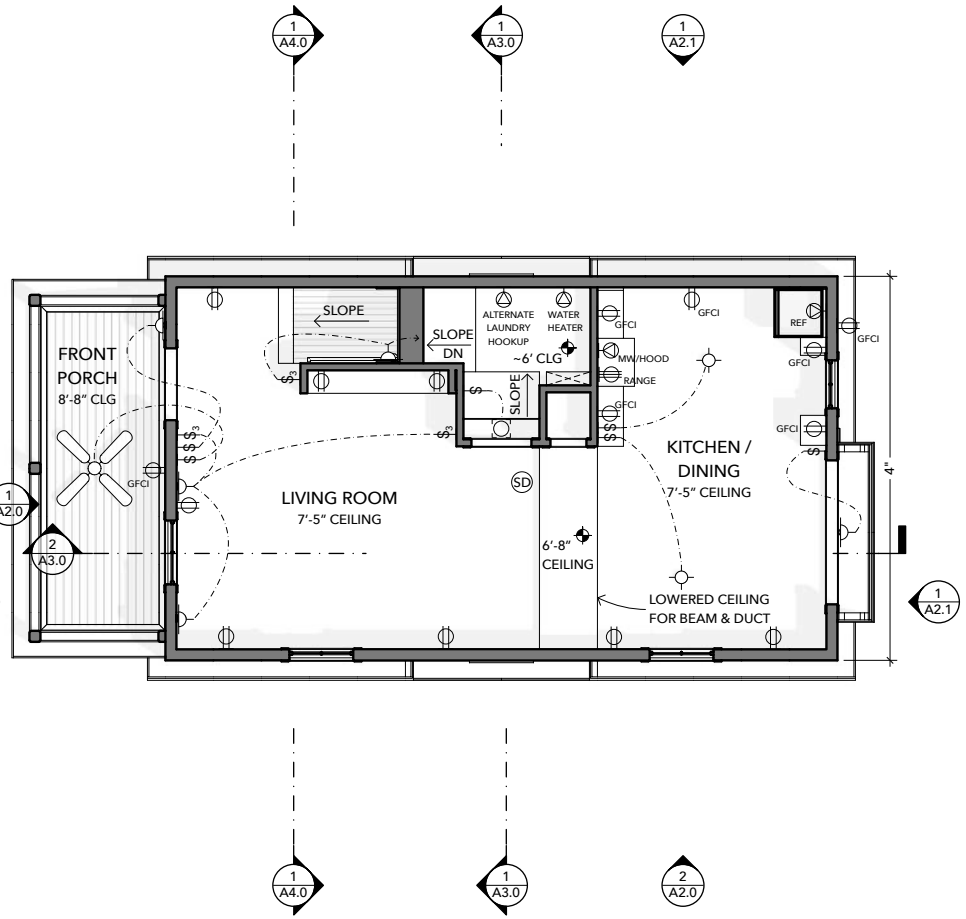
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SEE SECTIONS FOR EXACT HEIGHTS.

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES, AND WITH PRIMARY DESIGN ELEMENTS.

3. CEILING AT MUD/ UTIILITY ROOM SHALL BE FIRE-RATED USING GYP BD SHEATHING



(1) DOWNSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



(2) DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

JUNE'S VERSION (SIMPLE & ECONOMICAL)

- **9** **2024-01-12** KICKSTARTER EBOOK (FIRST RELEASE)
- **8** **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
- **7** **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
- **6** **2023-07-31** JUNE: 1ST DRAFT (SIMPLEST VERSION)
- **+** See A0.1 for more project history and credits

DOWNSTAIRS PLANS
VARIATION: JUNE

A1.1

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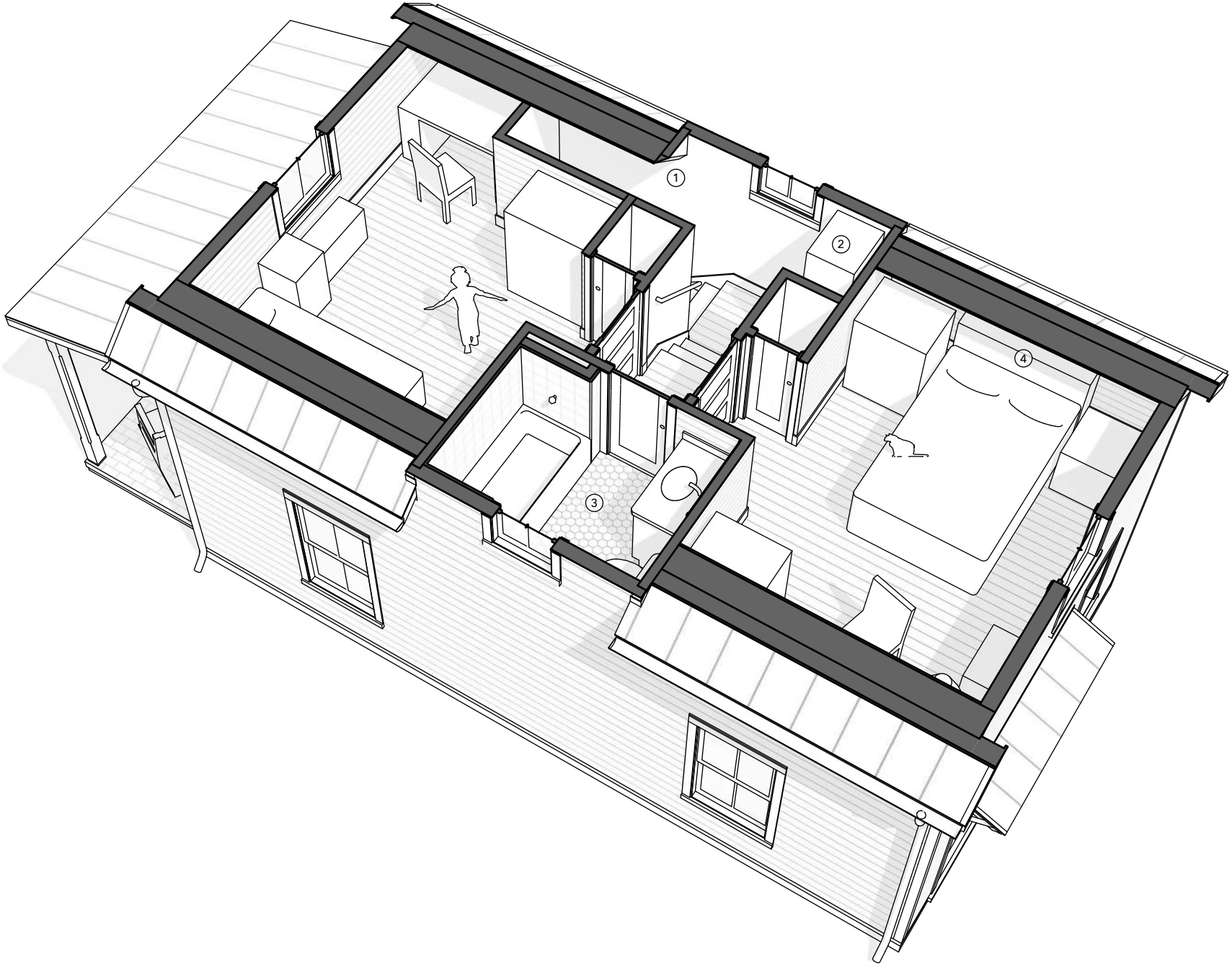


June's Backyard Farmhouse, like its sister designs, has a compact upper level. However, it has more headroom (in the middle) because of the shed dormers. That allows for a flexible bathroom layout and a simple staircase landing. It also is significantly easier and less expensive to build shed dormers. **(1)** Even with the large stair dormer, a chamfer may be necessary for the 80" minimum headroom.

JUNE'S BACKYARD FARMHOUSE

SECOND FLOOR

A DESIGN BY JAY OSBORNE

(2) A stacked laundry unit can be at the landing, but it must be compact. If more than 27" deep, it may intrude into the path of travel. The alcove can be curtained. **(3)** This bathroom is more flexible than those in the other variations. To enlarge the vanity, put the toilet in front of the window. **(4)** The bed is more comfortable if pushed a foot away from the low wall. A perfect use for a bookcase headboard.

FLOOR PLAN NOTES

1. STAIR LANDING MUST HAVE A 36" CLEAR PATH OF TRAVEL.

2. ANY AREA OF ROOM WITH LESS THAN A 5' CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL FLOOR AREA, OR ROOM AREA.

3. AT LEAST 50% OF BEDROOM AREA (SEE NOTE ABOVE) MUST HAVE A 7' MIN CEILING.

4. LAUNDRY ALCOVE AT STAIR LANDING COULD INSTEAD BE A LINEN CLOSET, A READING BENCH, OR AN HVAC CLOSET.

DOORS

- (A) 36x84 9-LITE (FRONT DOOR)
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR
- (G) 60x80 SLIDING GLASS DOORS

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES

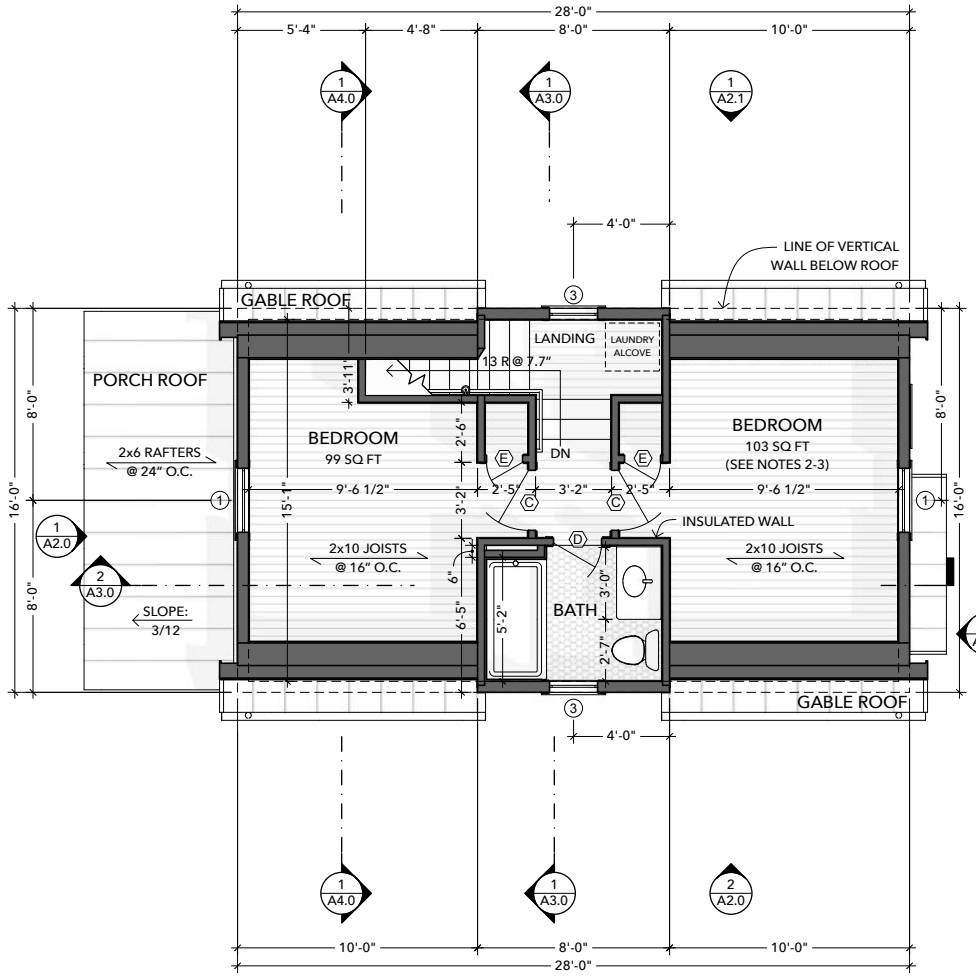
REFLECTED CEILING PLAN & ELECTRICAL NOTES

1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")

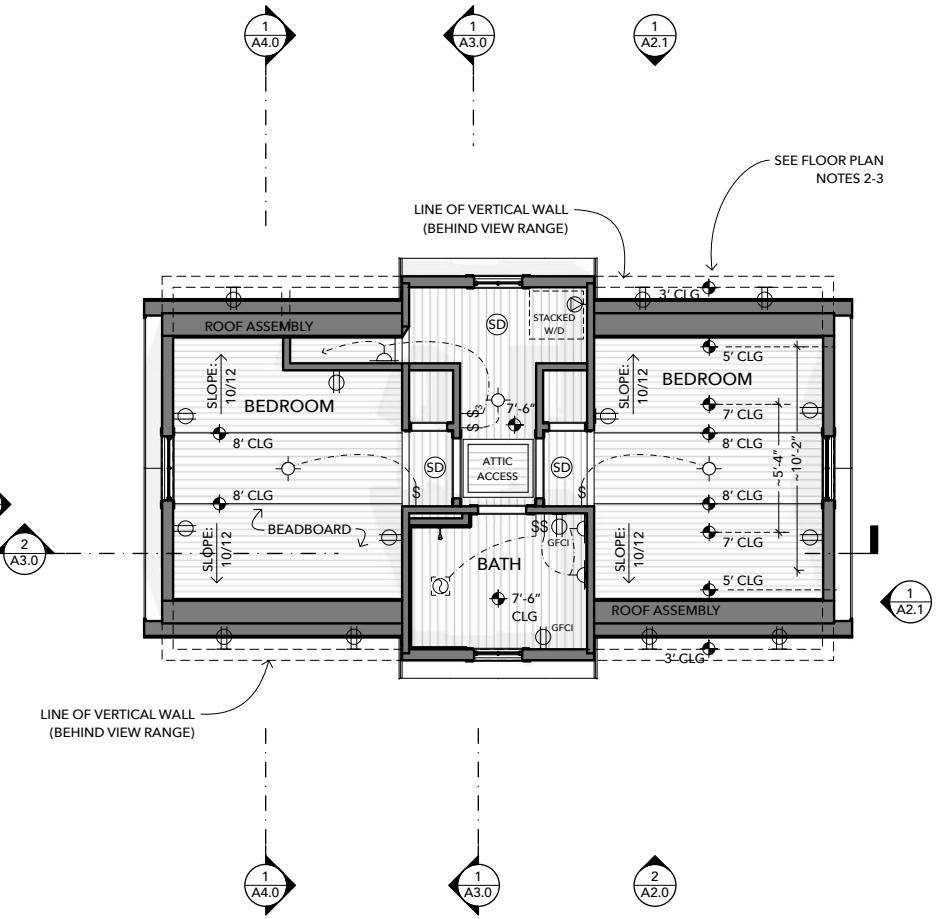
2. CENTER THE ELECTRICAL FIXTURES ON SURFACES AND/OR WITH GEOMETRIC AXES.

3. A MIN 30x30-INCH AREA OF THE SHOWER MUST HAVE A CEILING HEIGHT OF OVER 6'-8".

4. BY CODE, THE BACK OF THE LAVATORY AND TOILET CAN HAVE A 5' CEILING, BUT THE CEILING NEEDS TO BE AT LEAST 6'-8" AT THE FRONT OF THESE FIXTURES.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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BACKYARD FARMHOUSE

JUNE'S VERSION (SIMPLE & ECONOMICAL)

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+ See A0.1 for more project history and credits

UPSTAIRS PLANS
VARIATION: JUNE
A1.2

The Backyard Farmhouses are based on an iconic archetype from the 1800s– a compact and functional house design with 1.5 stories and a front-facing gable. June's variation is the simplest and most economical, with a reoriented porch. Instead of mortgaging our future to the feature-creeping desires of today, we can learn from the past and start small, and enjoy the freedom to live simply.

JUNE'S BACKYARD FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) To save money, the cross gable is made into a shed dormer instead. This also gives more headroom to the space below. **(2)** The simple porch also saves costs, but a gutter may be awkward here (a downspout would go down a post). **(3)** A concrete slab foundation is economical, and minimizes the overall height. **(4)** The lower side windows improve daylighting, but may be omitted if needed.

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16-FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20-FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

2. THIS DESIGN ASSUMES THE STRICTEST PRACTICAL BUILDING HEIGHT LIMITS. IF ANY REGULATION DEMANDS A SHORTER HOUSE, IT WAS MADE TO OUTLAW 2ND FLOORS – OR ELSE TO CRIMINALIZE TRADITIONAL, TIMELESS, AND AFFORDABLE HOUSES.

3. DON'T INCLUDE WINDOW SHUTTERS UNLESS THEY ARE OPERABLE AND PROPERLY SIZED. FAKE, TACK-ON WINDOW SHUTTERS ARE STRICTLY PROHIBITED.

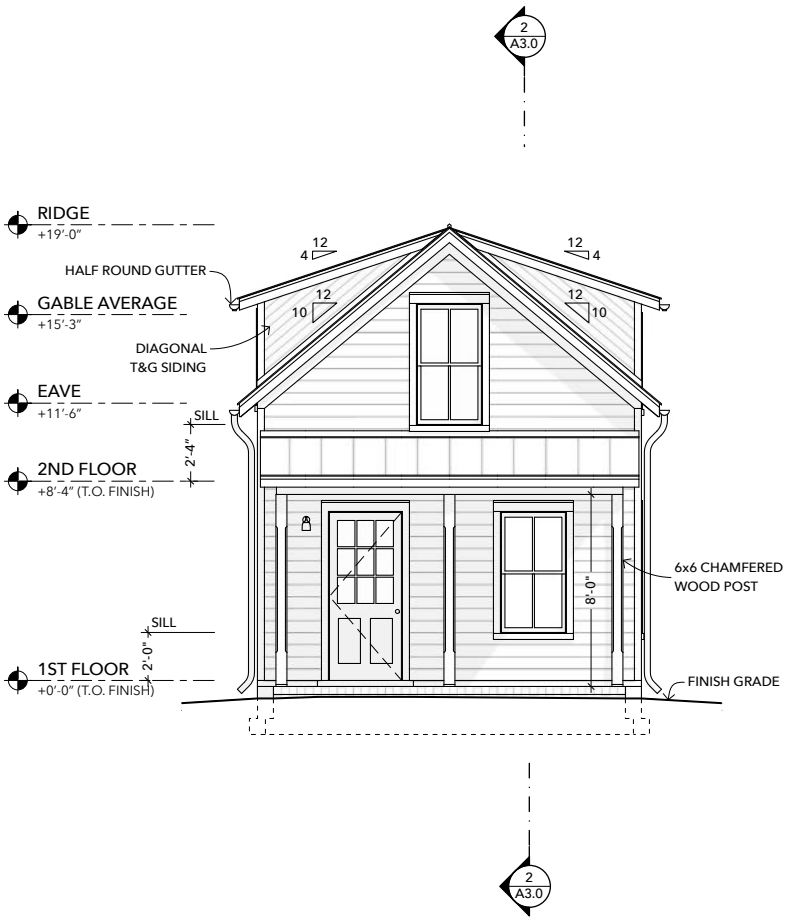
4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

5. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

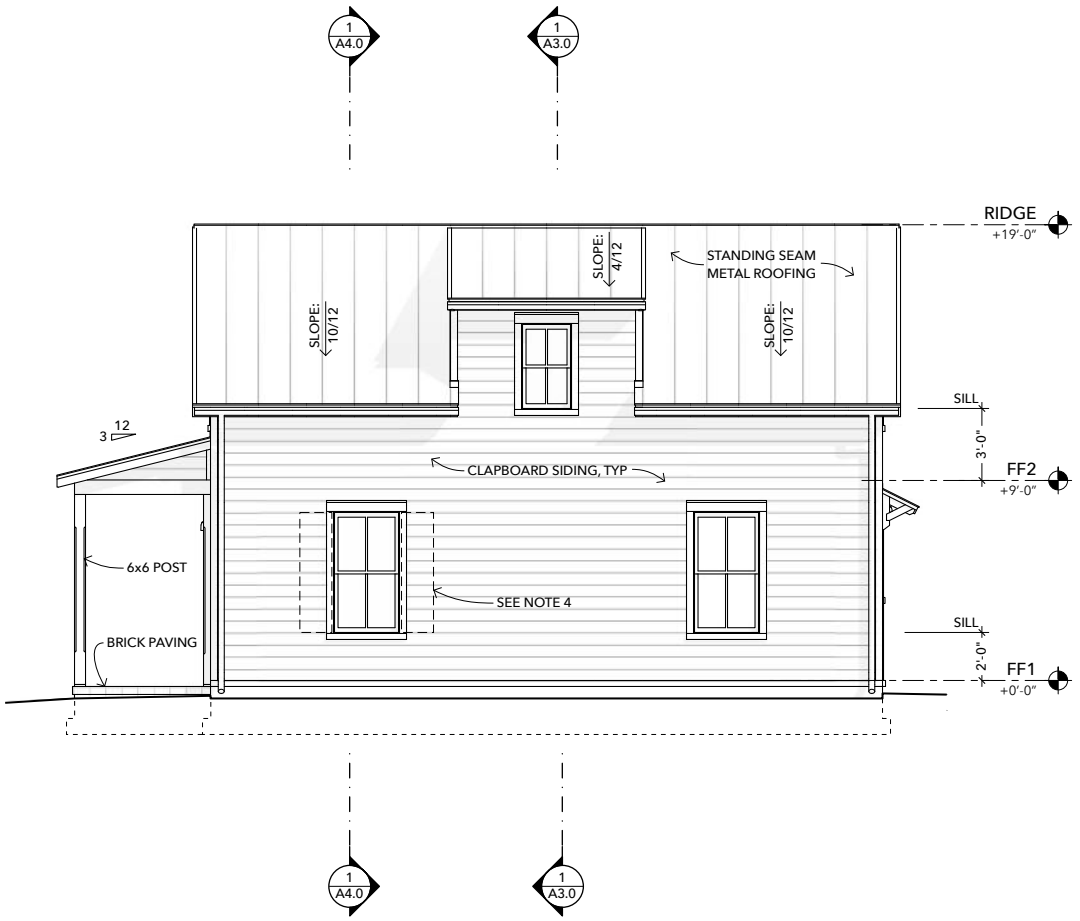
6. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

7. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

8. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



1 WEST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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BACKYARD FARMHOUSE

JUNE'S VERSION (SIMPLE & ECONOMICAL)

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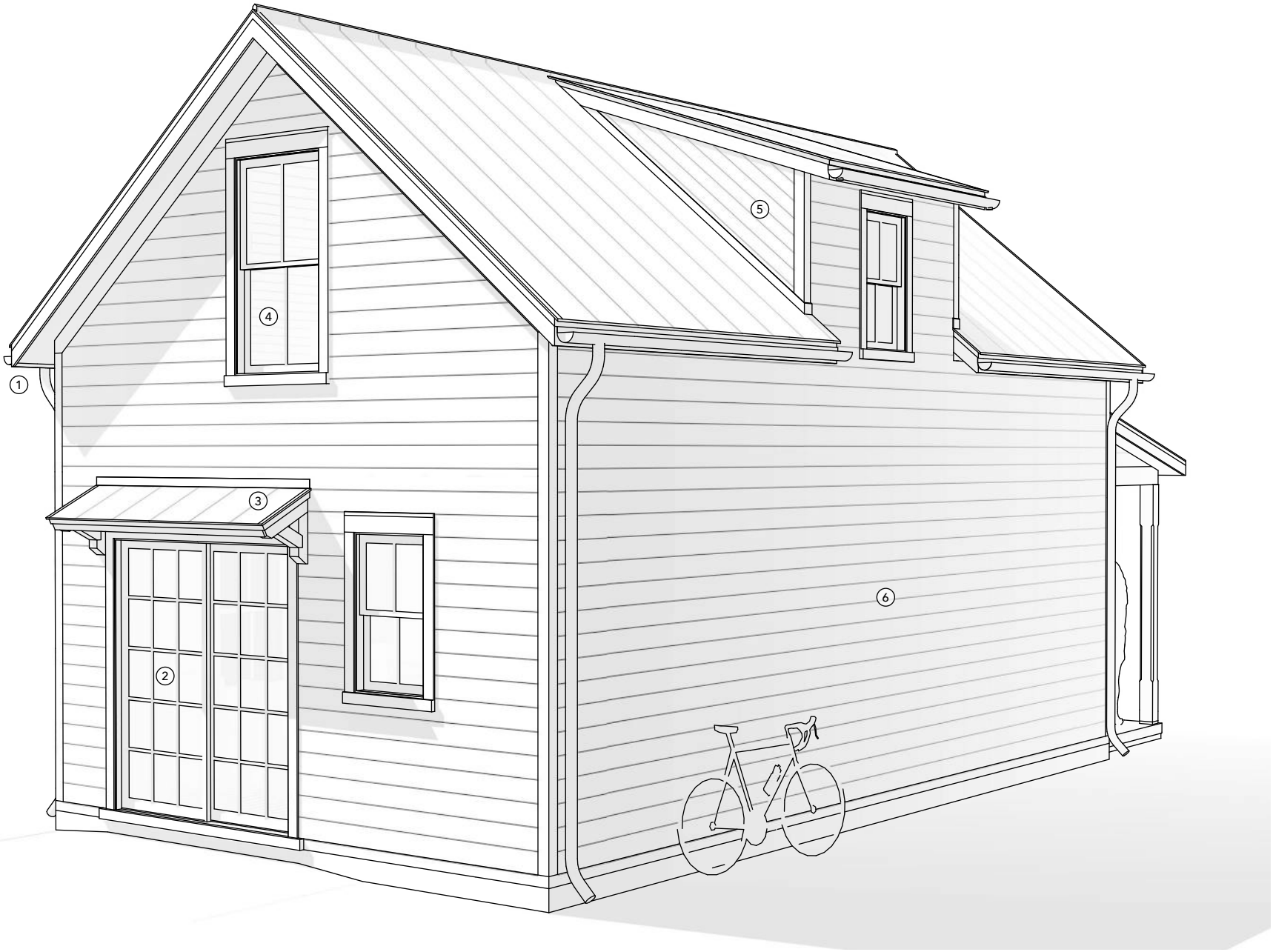
FRONT ELEVATIONS
VARIATION: JUNE

A2.0



The back of June's Backyard Farmhouse is plain and simple. It is easy to attach rooms, since the informal rear lets you optimize future additions to the functions. **(1)** Today's builders often mess up traditional eaves, even simple ones. Don't let them make a "pork chop eave". **(2)** A sliding glass door isn't historical, but is fine at the informal back of a house. The grille (muntins) can be omitted to save costs.

JUNE'S BACKYARD FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(3) The little roof shades and sheds, two functions that solve countless problems. **(4)** As an emergency exit for the bedroom, this double-hung window's lower sash is as small as it can be (and still have old proportions). **(5)** The large rear dormer is easy to build. **(6)** The lower windows are omitted to save costs, but the window above is necessary for daylighting (and for airing out the bathroom).

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

3. ALL UPSTAIRS WINDOWS ARE NEEDED FOR DAYLIGHTING AND CROSS BREEZES.

4. MORE WINDOWS COULD BE INCLUDED, IF COSTS PERMIT. ALSO, CONSIDER FUTURE ADDITIONS. IT COSTS LITTLE TO FRAME OPENINGS FOR FUTURE DOORS & WINDOWS.

5. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

6. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

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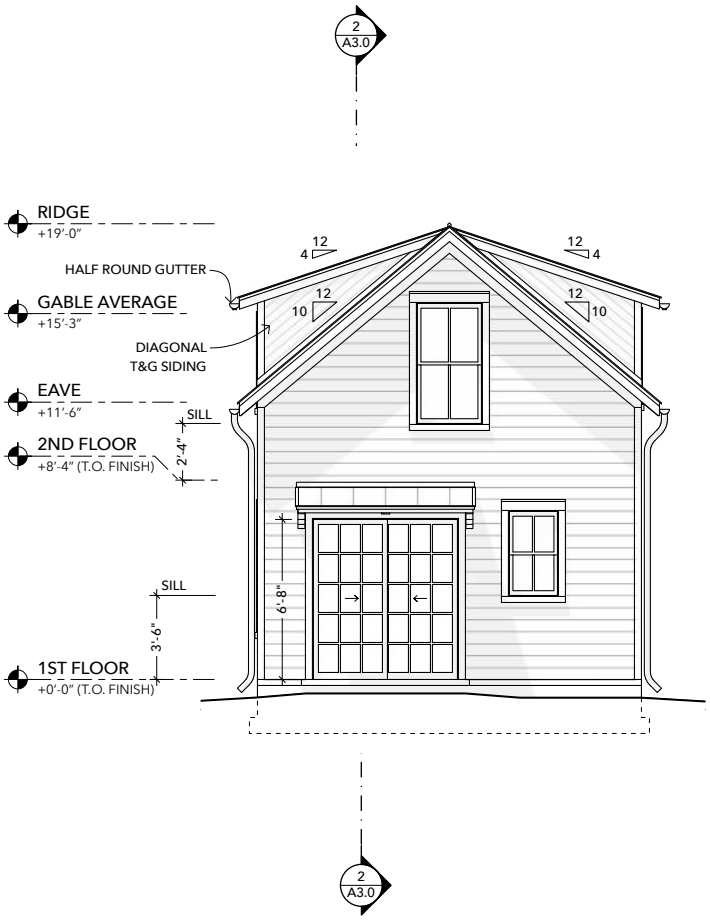
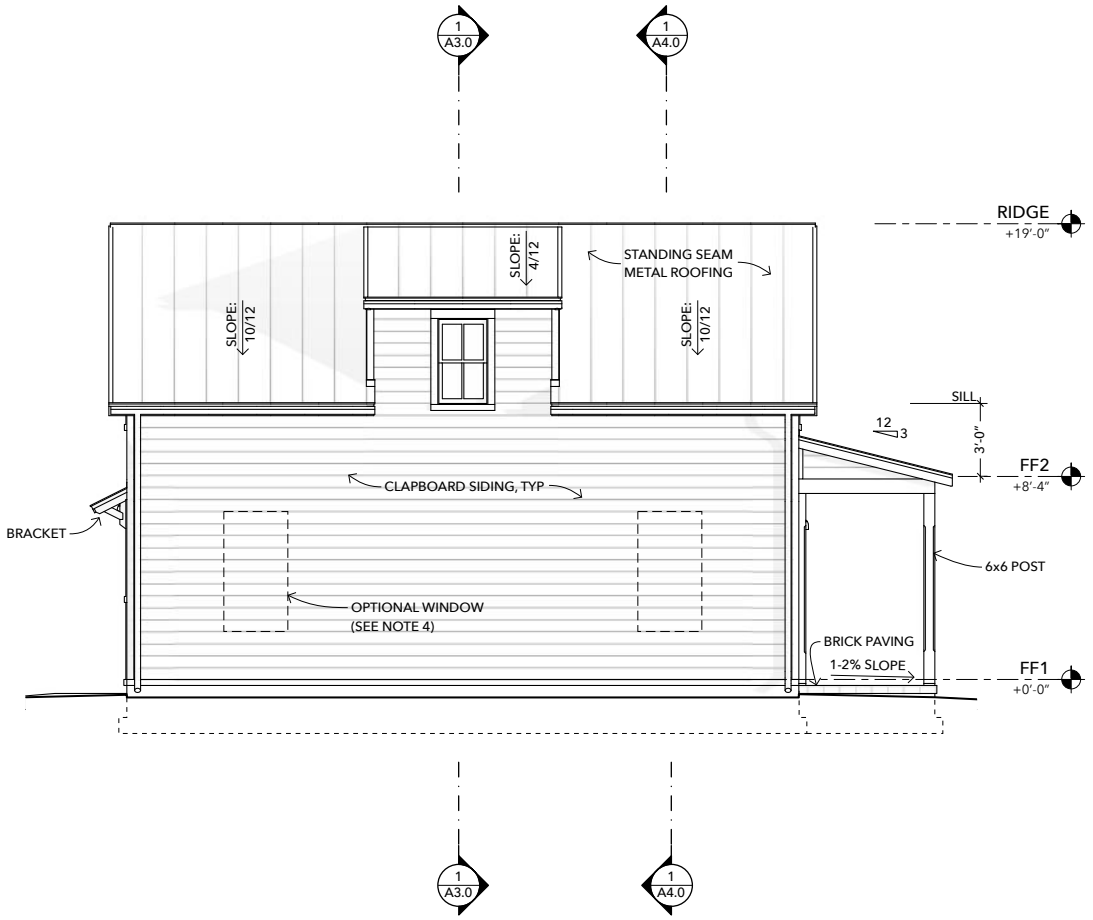
8. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

9. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



① WEST ELEVATION
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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REAR ELEVATIONS
VARIATION: JUNE

A2.1

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(1) Unlike the other variations of the Backyard Farmhouse, June has a higher ceiling at the bathroom, so you have multiple options for where to put the tub. **(2)** The attic is large enough to be useful, so it has an access hatch at the hall. **(3)** The large rear dormer allows for a simple, economical landing, instead of winder stairs. The ceiling tip may need a chamfer (for an 80-inch head height).

JUNE'S BACKYARD FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(4) The stair wall has edge turns and a soffit– ideal for receiving built-in shelving. **(5)** With nearly 6 feet of headroom at the landing, the utility closet is small, but still could have laundry machines. **(6)** A tile floor could be placed over the slab. **(7)** The concrete slab is inexpensive, yet a pier foundation can be just as cheap and more practical. With piers, a car (or three) could be parked under the house.

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET A4.0.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.

3. A CRAWLSPACE OR BASEMENT FOUNDATION WOULD ADD AT LEAST 1-2 FEET TO THE OVERALL BUILDING HEIGHT. MAYBE MORE (DEPENDS ON HOW IT'S MEASURED).

4. JUNE'S BACKYARD FARMHOUSE IS MORE FLEXIBLE THAN THE OTHER VARIATIONS. (THE HIGHER CEILINGS ALLOW THE BATHROOM TO BE REARRANGED AS NEEDED.) BUT LOWERING THE CEILINGS COULD STILL CAUSE MANY HEADACHES.

5. IF PERMITTED, RAISING THE CEILINGS BY 6-18 INCHES MAKES THE DESIGN MORE COMFORTABLE. IF ANY MORE THAN 18 INCHES, YOU'LL CAUSE OTHER PROBLEMS.

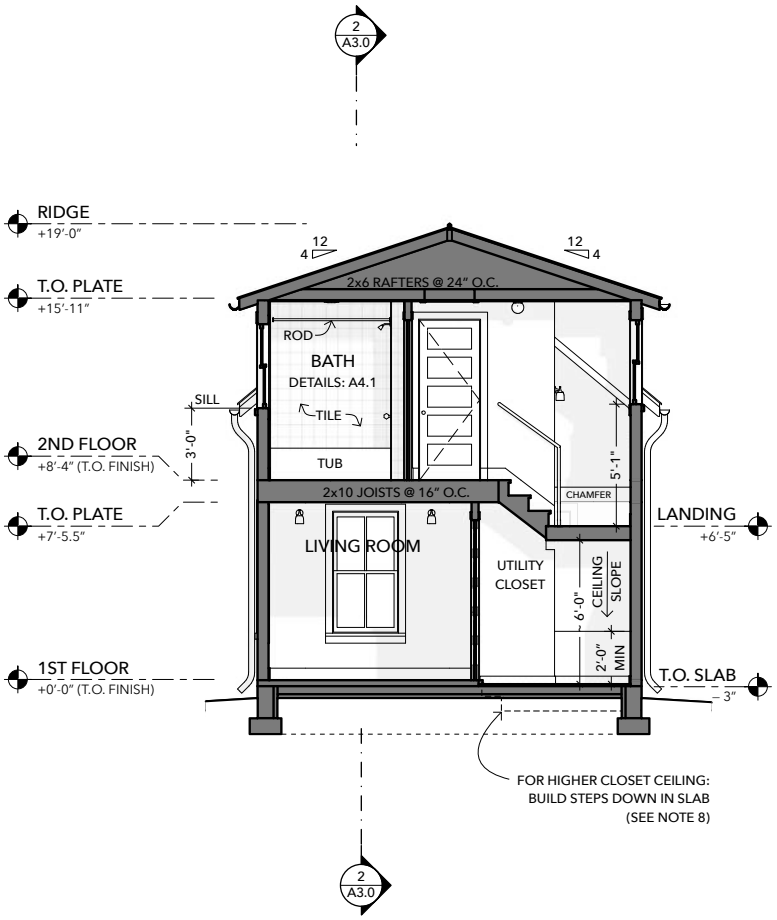
6. DIFFERENT ROOF ASSEMBLIES CAN BE USED, BUT 10" (+) OF INSULATION DEPTH IS ASSUMED, SINCE NORMAL ASSEMBLIES IN NORMAL CLIMATES WOULD NEED THAT.

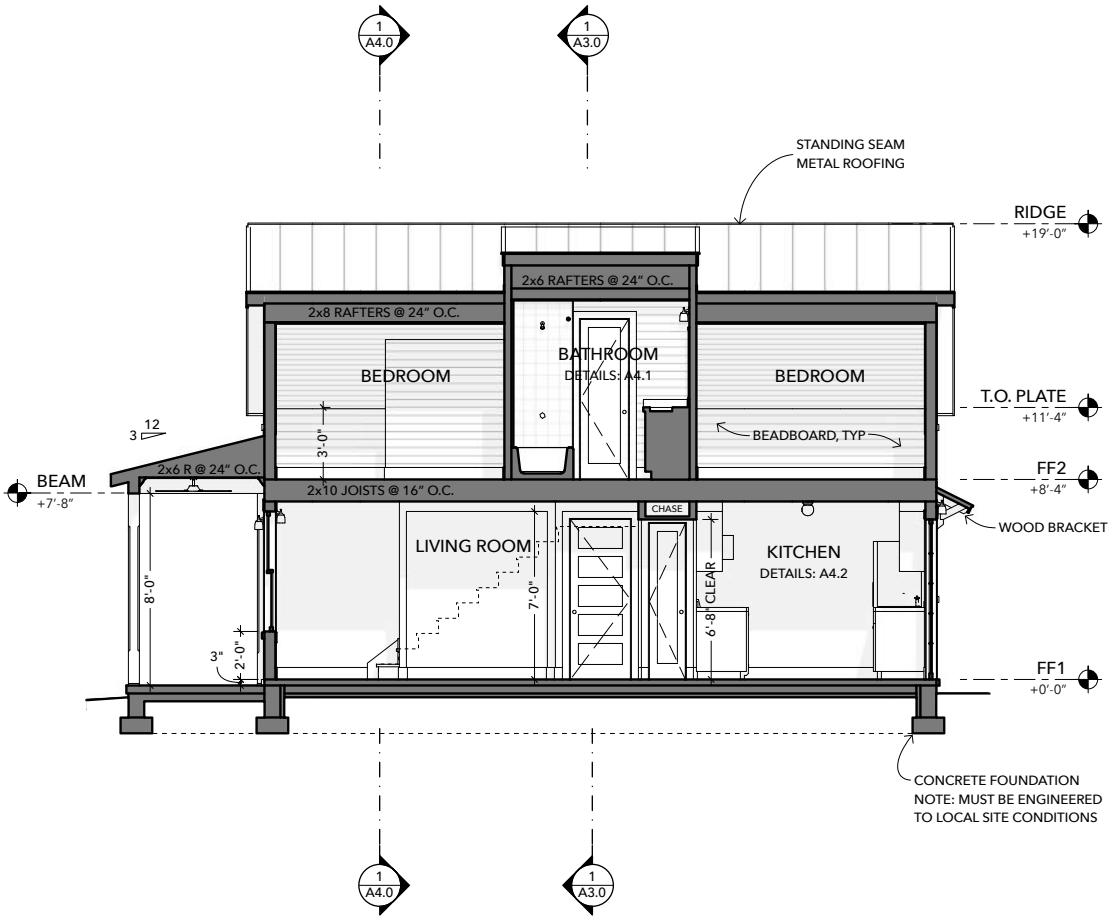
7. ONE OPTION FOR THE CATHEDRAL ROOF: 2x8 RAFTERS W/ BATT INSULATION. ABOVE: 2 LAYERS OF STAGGERED 1.5" RIGID INSULATION. TOTAL R-VALUE: 38-45. CENTER SECTION CAN HAVE CONVENTIONAL CONSTRUCTION W/ BATT INSULATION.

8. SLAB AT UTILITY CLOSET COULD STEP DOWN INTO GROUND, TO INCREASE THE CEILING HEIGHT, AND POTENTIALLY ADD A REAR DOOR, MAKING IT A MUDROOM.

9. MAINTAIN 80" MINIMUM HEAD CLEARANCE AT THE STAIRCASE.

10. THE VERTICAL SIDE WALLS AT THE BEDROOMS ARE ONLY 3' TALL, BUT THEY CAN BE FURRED INWARD TO BE 4' OR 4'-6" TALL. (MORE COMFORT, LESS SPACE.)





① TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"

② LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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SECTION VIEWS
VARIATION: JUNE

A3.0

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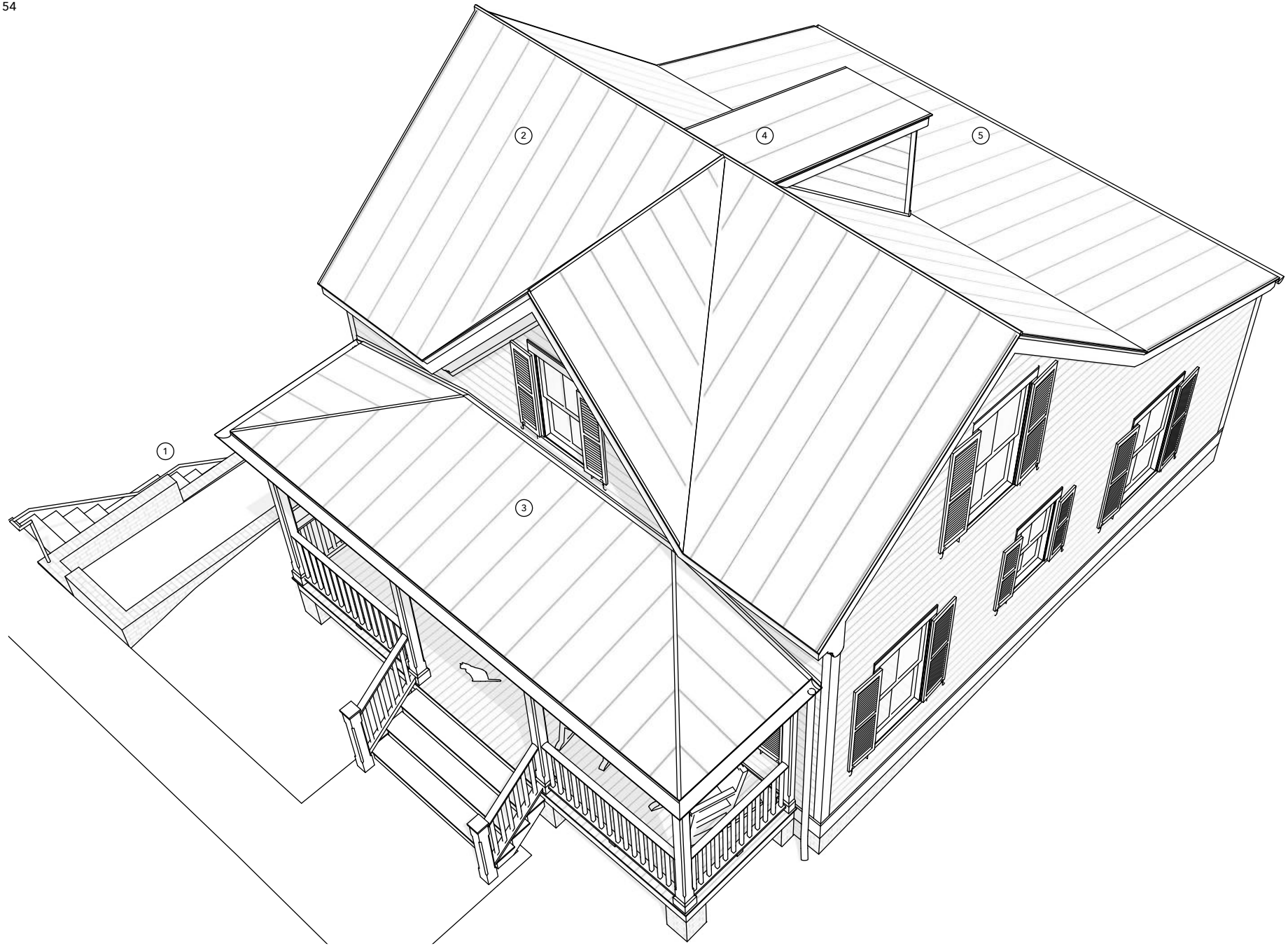
Julie's Backyard Farmhouse



The Backyard Farmhouse comes in four variations. Julie is the largest design—with a bedroom suite designed as an addition, as well as a garage basement. Having a basement is fitting, since compact designs like it were often built in mountainous and cold climates. With minimal interior air to heat and cool, and minimal surface area to insulate, Julie plays nice and nestles into the environment.

JULIE'S BACKYARD FARMHOUSE

INTRODUCING: JULIE

A DESIGN BY JAY OSBORNE

(1) A basement garage lets you keep vehicles out of sight, not obstructing views.
(2) 16x24 primary mass (at main gable) has the most compressed upstairs layout.
(3) Julie's front is only 24 feet wide. The compact footprint can fit in many places.
(4) The front gable and rear dormer are both needed for head clearances inside.
(5) This lean-to "addition" might be added to any of the other design variations.

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A COMPLETE WORK, LIKE SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. IF A PIER FOUNDATION INSTEAD, THIS COULD BE A CARPORT. (INSULATE THE CEILING.)

3. BASEMENT WALLS MAY NEED TO BE INSULATED. FOLLOW LOCAL REQUIREMENTS.

4. BRICK VENEER ON EXTERIOR MAY BE OMITTED. IF SO, SAME WALL THICKNESS COULD BE GIVEN TO 2X4 INTERIOR FURRING WALL.

5. RECOMMENDED: UPGRADE 1 OR 2 OUTLETS INTO 240V ELECTRIC VEHICLE CHARGERS.

6. DRIVEWAY: GRAVEL STRIPS ARE TACTILE GUIDES FOR CARS, & REDUCE WATER RUNOFF.

7. VEHICLE DOORS CAN ROLL UP (GARAGE CEILING IS HIGH ENOUGH). INSTEAD OF SWINGING DOORS (AS SHOWN IN THE PLAN), THE SAME DOOR DESIGN OF PANELS AND GLAZING CAN BE BROKEN IT UP INTO 21"-TALL HORIZONTAL SEGMENTS.

8. RAISED PLATFORM AT DOOR MAKES IT EASY TO RENOVATE THE GARAGE INTO AN OFFICE OR APARTMENT. IT'S ALSO NEEDED FOR HEADROOM UNDER STAIRS.

9. WALL EXTENSIONS ENSURE 6'-4" MIN HEADROOM AT PARKING SPOT BELOW STAIR. BUILT-IN SHELVING CAN DO THAT AS WELL, BUT THE TURNS ALSO BRACE THE WALLS.

10. TO CONVERT TO LIVING BASEMENT, REPLACE LARGE DOORS W/ SLIDING GLASS, RAISE FLOOR WITH 2x6 PT JOISTS OR TOPPING SLAB, LINK ANY PIPES BEHIND STAIRS.

11. 48x84 GARAGE DOORS (WITH 3 LITES AND CROSS BRACING BELOW) CAN BE CUT INTO 21" SEGMENTS AND CONVERTED INTO ROLL-UP DOORS, IF THAT IS PREFERRED.

ROOF PLAN NOTES

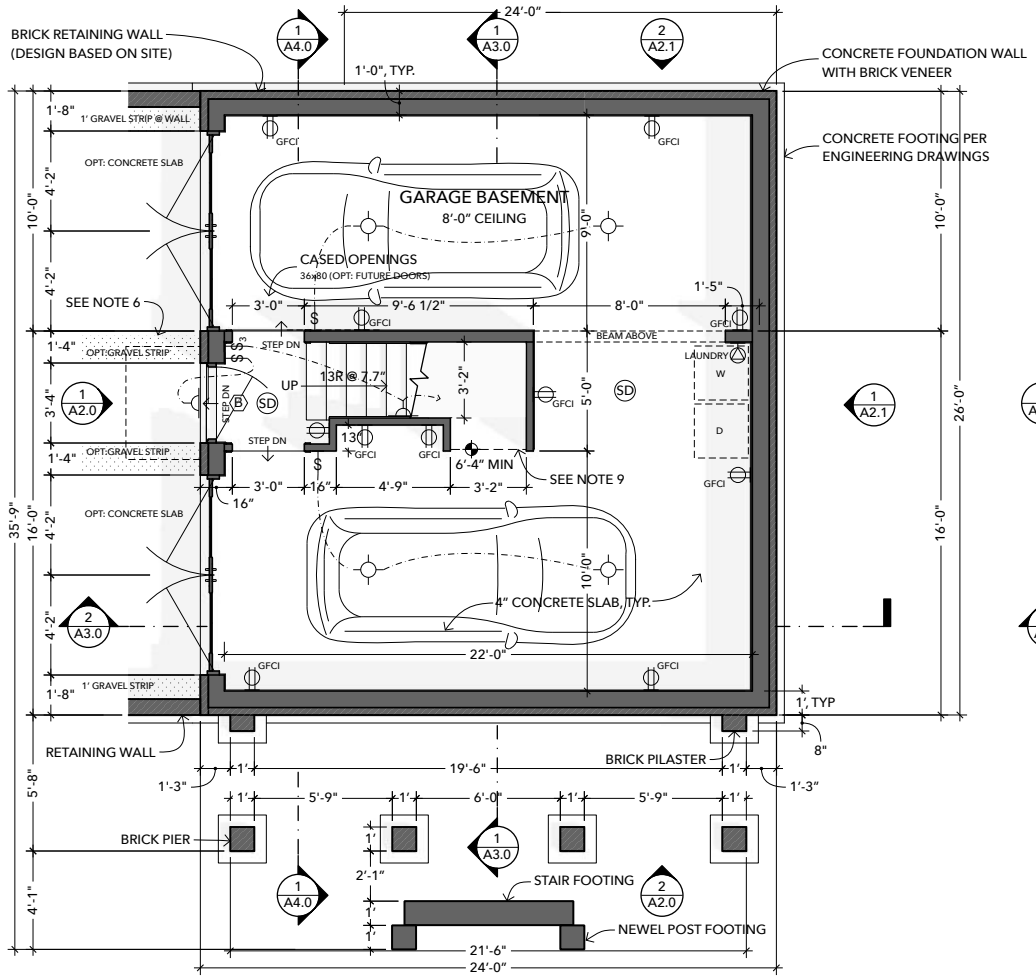
1. DATUMS ARE TO FINISH FLOOR OF MAIN LEVEL. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS. THIS DESIGN WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

2. GABLE ROOF RIDGES SHOULD MATCH, WITH MAIN GABLE HIGHER IF NECESSARY.

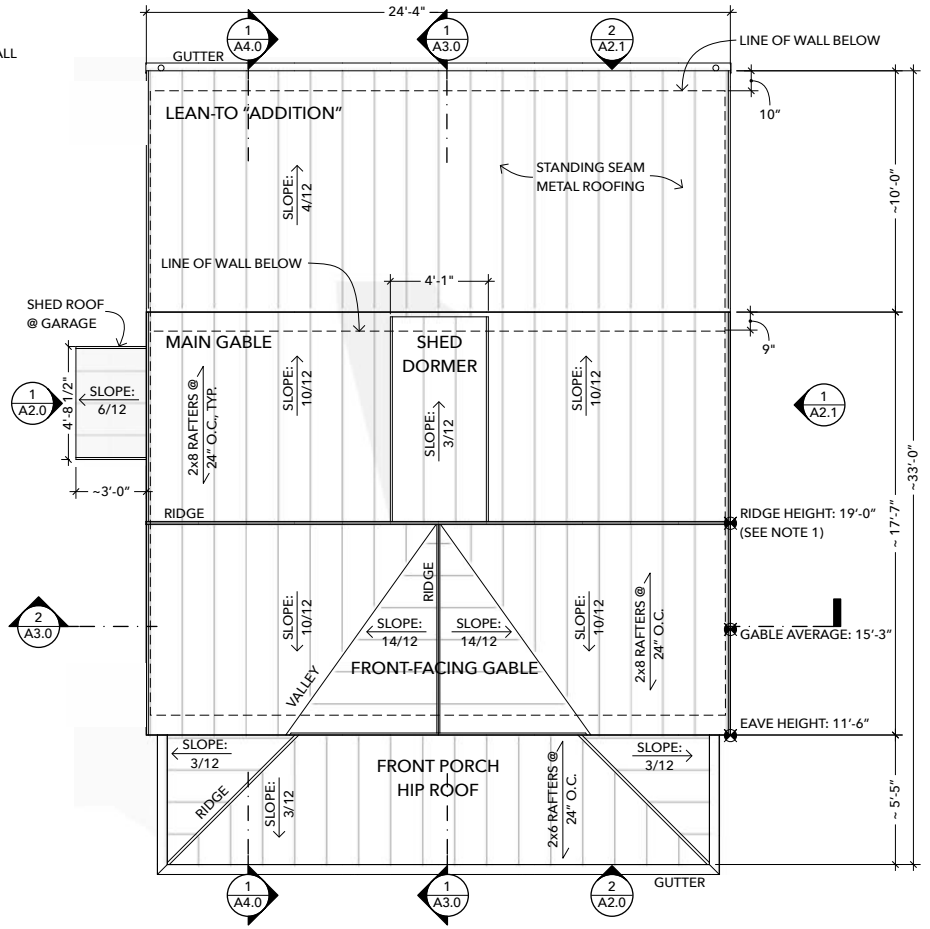
3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

4. ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT WAREHOUSE-LOOKING METAL ROOFING (WITH RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.

5. ROOF PITCH AT LEAN-TO ADDITION CAN BE REDUCED TO 3:12. THAT IS CLOSER TO A COMMON HISTORICAL SLOPE (2.5:12, OR 1:5). BEWARE OF POTENTIAL ICE DAMS.



1 BASEMENT / FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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A DESIGN BY JAY OSBORNE

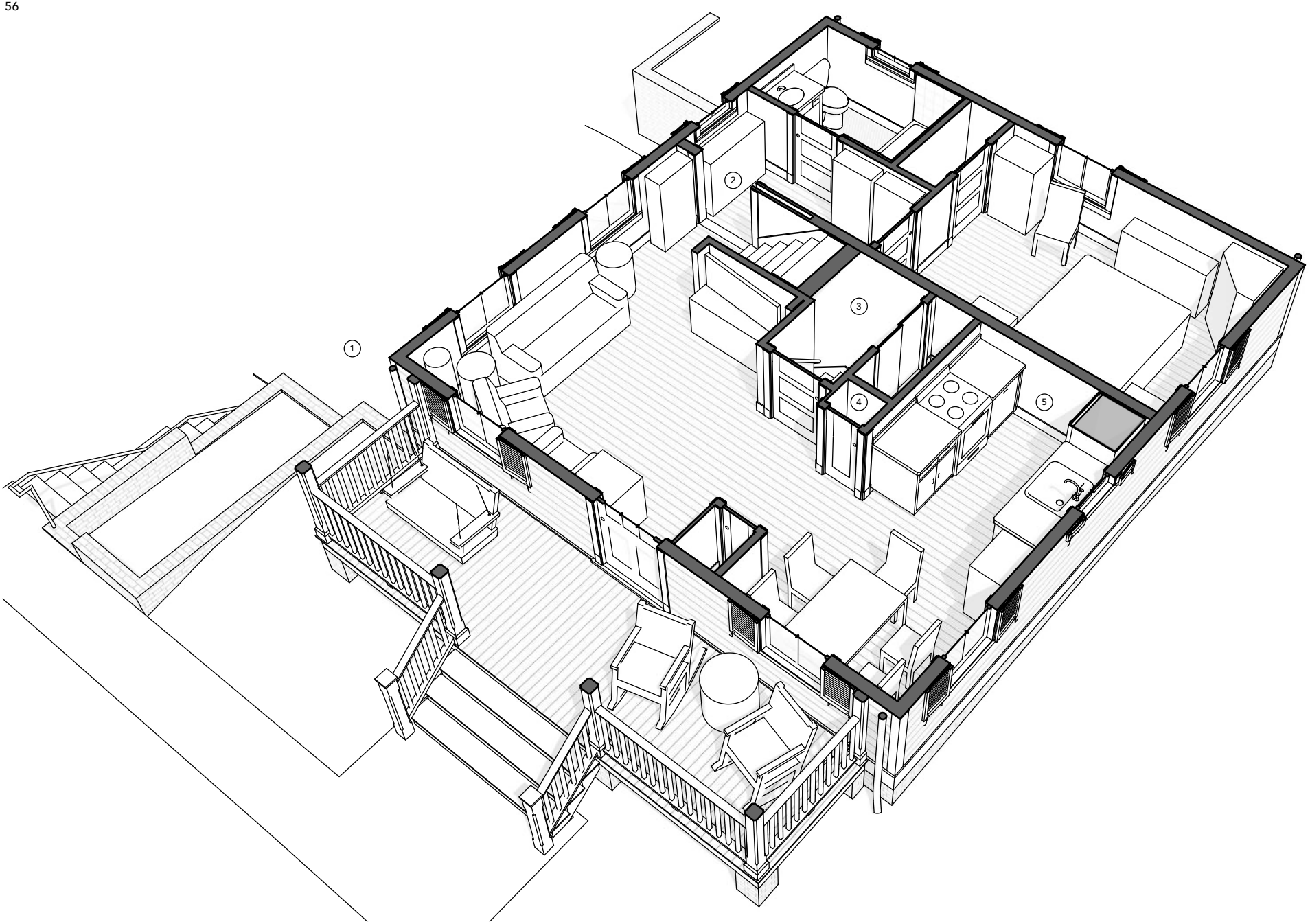
BACKYARD FARMHOUSE

JULIE'S VERSION (GARAGE & BEDROOM SUITE)

9	**2024-01-12**	KICKSTARTER EBOOK (FIRST RELEASE)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
4	**2023-04-30**	JULIE: 1ST DRAFT (LARGEST VERSION)
+	See A0.1 for more project history and credits	

ROOF/FOUNDATION
VARIATION: JULIE

A1.0



Julie's main body is only 16x24– the most compact of the Backyard Farmhouses. Yet it's also enlarged with a bedroom suite designed as a rear addition, as well as a basement garage. Even without counting the garage, Julie's 900 square feet makes it larger than the other variations. Julie shows how to make enlargements, but also how to potentially compress its sister designs to only 650 square feet.

JULIE'S BACKYARD FARMHOUSE

FIRST FLOOR

A DESIGN BY JAY OSBORNE

(1) "Buried" parking improves views. Vehicles are less visible from the main level. **(2)** Pocket door lets the bathroom be shared by day, but part of the suite at night. **(3)** Staircases are stacked for optimal spatial efficiency. **(4)** Closets may be axed to open up space, but could also enclose a beam and hidden utilities like ducts. **(5)** This kitchen is like those in the other designs, but as compressed as possible.

FLOOR PLAN NOTES:

1. UTILITY CLOSET SHALL HAVE 1-HR FIRE-RATED SHEATHING ON WALLS AND CEILING.

2. OPTIONAL BUILT-IN SHELVING. ALSO: LOCATION FOR AN OPTIONAL WOODSTOVE.

3. FRAME LARGER OPENINGS FOR POSSIBLE DOORS INTO A FUTURE REAR ADDITION.

4. ADJUSTING THE CLOSETS AT "THICK WALL" (CASED OPENING) CAN CAUSE MANY MINOR CONFLICTS, INCLUDING ALIGNMENTS AT THE STAIRS AND UPSTAIRS WALLS.

5. AS A MODIFICATION, THE MAIN BODY OF THIS HOUSE CAN BE STRETCHED FROM 16x24 TO 16x32, INCREASING THE TOTAL SIZE BY 280 SQUARE FEET, INCLUDING THE 10x32 ELONGATED REAR ADDITION (THAT CAN ALSO HAVE A MUDROOM / PANTRY). SEE APRIL'S PLANS FOR AN EXAMPLE OF SUCH AN ELONGATED DESIGN VARIATION.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR
- (F) 36x48 SLIDING CLOSET DRS
- (H) 32x80 5-PANEL POCKET DR

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SECTION DIMS TAKE PRIORITY.

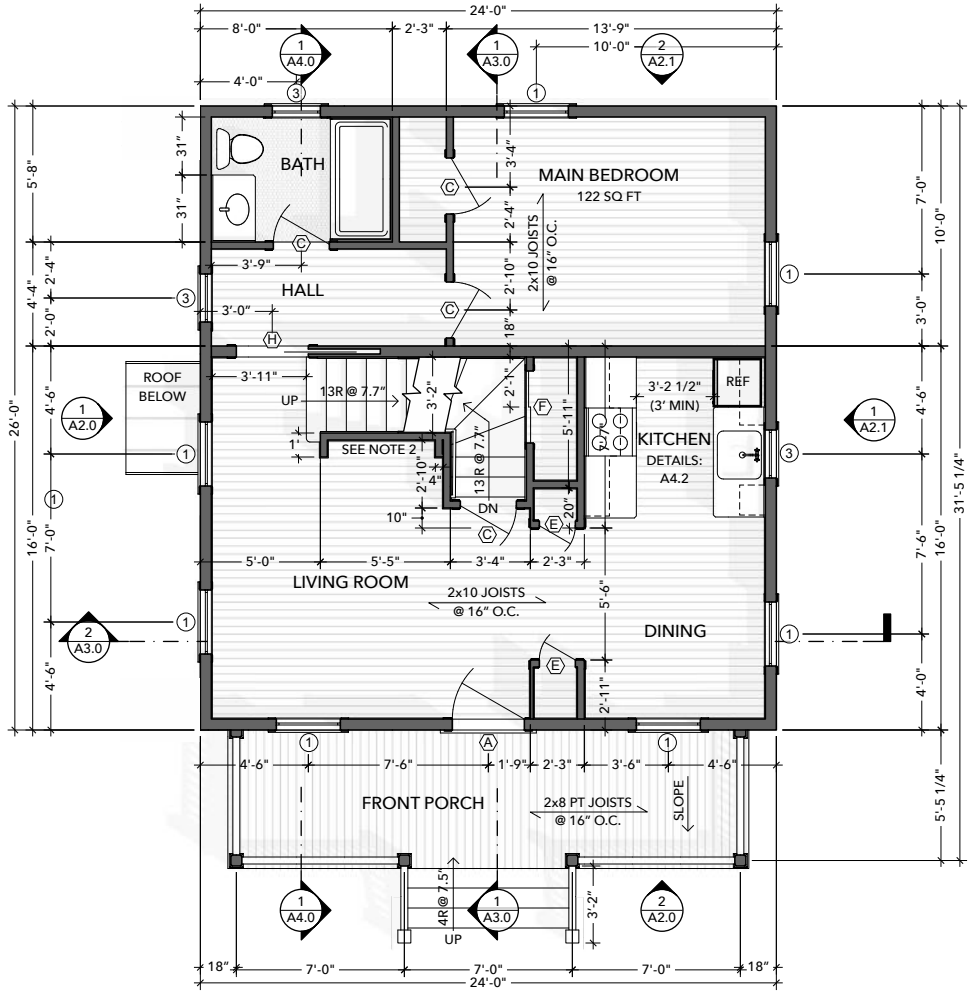
2. CENTER ELECTRICAL FIXTURES ON SURFACES, AND WITH PRIMARY DESIGN ELEMENTS.

3. LIVING ROOM: OPTIONAL BUILT-IN SHELVING (OR CABINETS). ALSO OPT: WOODSTOVE.

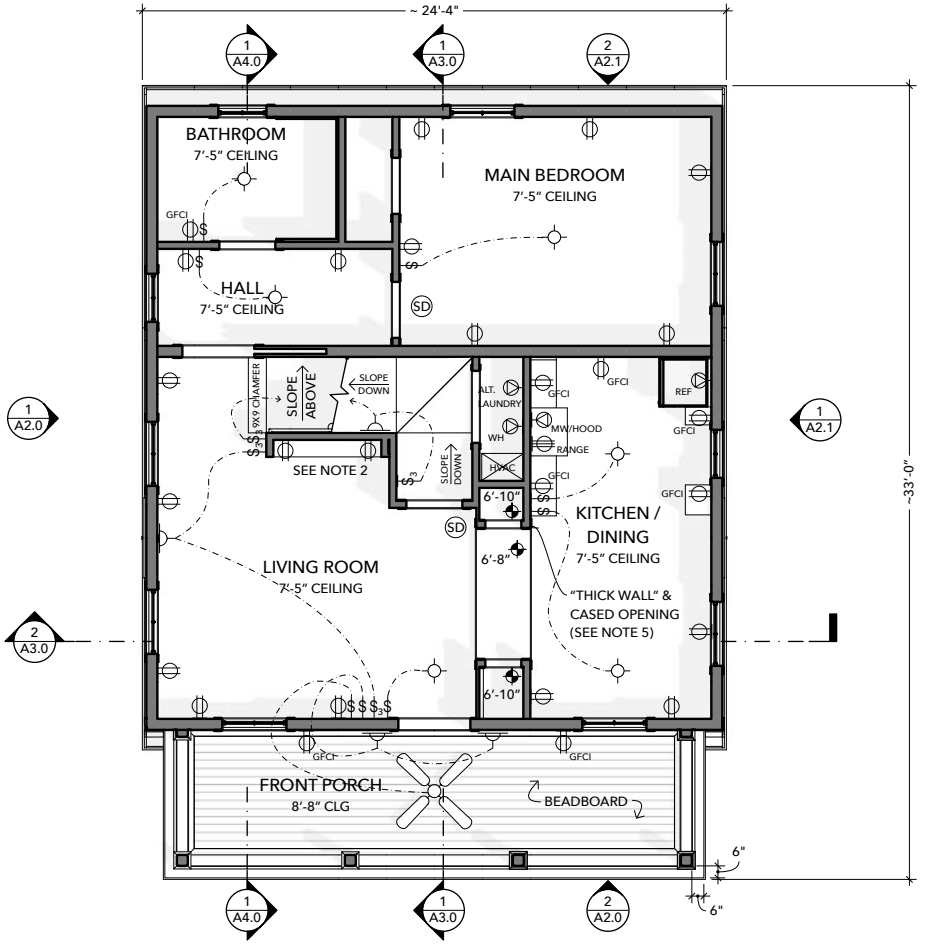
4. UTILITY CLOSET AT STAIRCASE COULD BE USED FOR HVAC, BROOMS, CHEMICALS, ETC.

5. WALL AREA OVER LARGE CASED OPENING IS FOR BEAMS, PIPING, AND/OR DUCTWORK.

6. POCKET DOOR TO REAR SUITE CAN BE OMITTED, BUT IT PROVIDES FLEXIBLE PRIVACY.



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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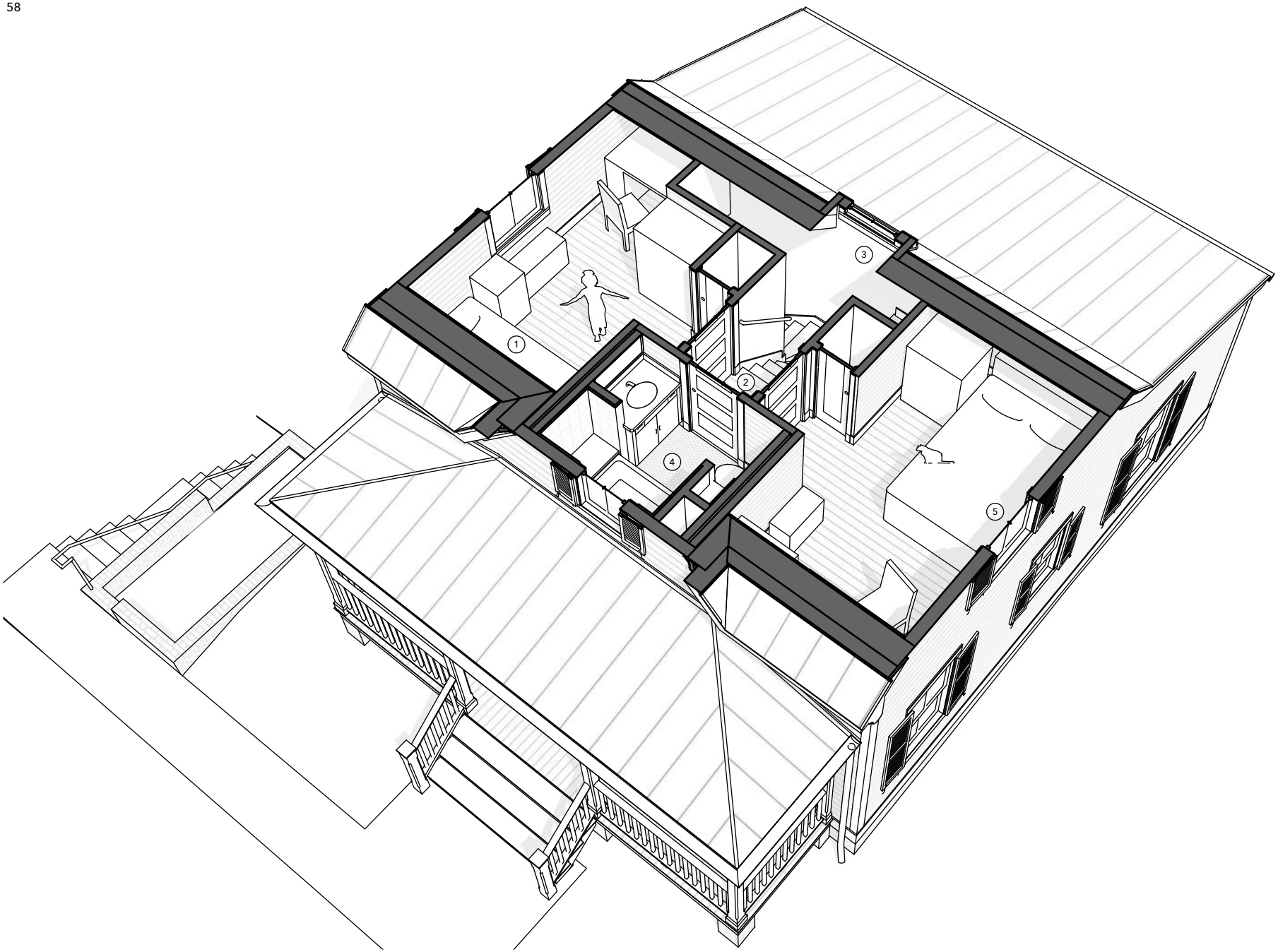
DOWNSTAIRS PLANS
VARIATION: JULIE

A1.1



Julie's Backyard Farmhouse, like its sister designs, has a compact upper level. Unlike the others, Julie shows the upstairs in its smallest configuration. **(1)** The bedrooms are about as small as they can be, by code. One practical restriction is for the bedroom have one side at least 7 ft long, the length of a bed. Also, they usually need to be at least 70 sq ft (80 sq ft here to follow more stringent codes).

JULIE'S BACKYARD FARMHOUSE

SECOND FLOOR

A DESIGN BY JAY OSBORNE

(2) The circulation is almost as efficient as possible, with a 3'x3' staircase landing. **(3)** The dormer is needed for head clearances. Winder stairs are also needed, unless the ceiling is much higher, or the dormer, wider. **(4)** The bathroom design requires detailed knowledge of minimum ceiling heights by code. **(5)** Doors and windows fit wherever possible, and are centered and aligned for cross breezes.

FLOOR PLAN NOTES

1. BECAUSE OF THE LOW HEAD CLEARANCES , IT IS INADVISABLE TO REARRANGE THE BATHROOM FIXTURES, SINCE THAT MAY CAUSE CODE VIOLATIONS AND HEADACHES.

2. ANY AREA OF ROOM WITH LESS THAN A 5′ CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL FLOOR AREA, NOR IN ROOM AREA.

3. AT LEAST 50% OF BEDROOM AREA (SEE NOTE ABOVE) MUST HAVE A 7′ MIN CEILING.

5. ALCOVE AT WINDER STAIRS CAN BE A READING BENCH, LINEN CLOSET, SPACE FOR AN HVAC UNIT OR DUCTS, OR CONTAIN HOOKUPS FOR A SMALL LAUNDRY MACHINE.

5. IF THE BEDROOM SIDE WALLS SEEM TOO LOW, YOU MIGHT THICKEN THEM INWARD WITH 4.5-FOOT-HIGH KNEE WALLS. (MORE COMFORTABLE, BUT IT SACRIFICES SPACE.)

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES
- (4) 28x42 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN & ELECTRICAL NOTES

1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1″). SECTION DIMS TAKE PRIORITY.

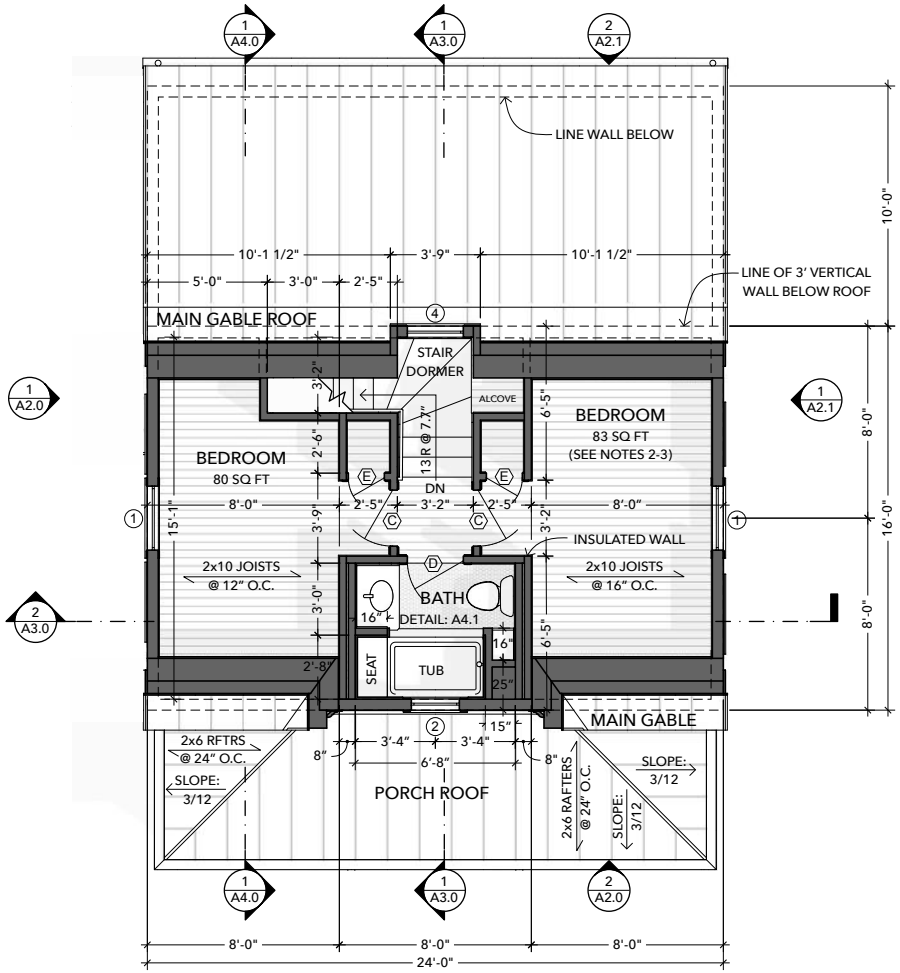
2. CENTER THE ELEC. FIXTURES ON SURFACES, AXES, AND/OR MOST VISIBLE ELEMENTS.

3. A MINIMUM 30x30-INCH AREA OF SHOWER MUST HAVE A CEILING HEIGHT OVER 6′-8″. THEREFORE A LONGER TUB MIGHT BE USED, BUT THE SEAT HELPS PREVENT HEAD BUMPS.

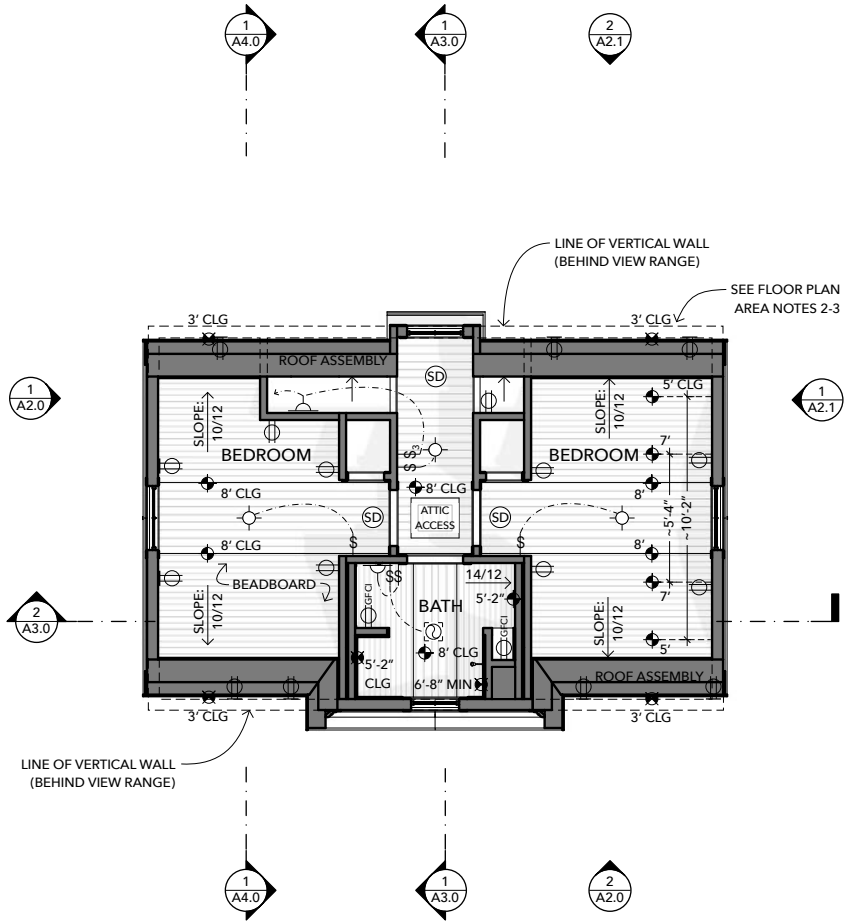
4. BY CODE, THE BACK OF THE LAVATORY AND TOILET CAN HAVE A 5′ MINIMUM CEILING, BUT THE CEILING NEEDS TO BE AT LEAST 6′-8″ AT THE FRONT OF THESE FIXTURES.

5. DORMER IS NEEDED TO MAINTAIN THE 80″ MINIMUM HEAD CLEARANCE AT STAIRWAY.

6. ATTIC ACCESS MIGHT BE OMITTED SINCE THE SPACE IS SO SMALL.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/4″ = 1′-0″



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4″ = 1′-0″

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A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

JULIE'S VERSION (GARAGE & BEDROOM SUITE)

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UPSTAIRS PLANS
VARIATION: JULIE

A1.2

The Backyard Farmhouses are based on an iconic archetype from the 1800s– a compact and functional house design with 1.5 stories and a front-facing gable. Julie's variation is the largest, with a basement garage and a bedroom suite. Consolidated functions help it minimize the footprint its the site. By discretely nestling into the land, Julie lets you have more freedom to live where you want.

JULIE'S BACKYARD FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) Though larger than its sister designs, Julie can still follow strict height limits.
(2) The front gable isn't frivolous decoration. It's necessary for interior headroom.
(3) For a more natural look, keep the landscape walls short. It also reduces costs. Landscaping helps to hide parked cars and other unsightly utilitarian functions.
(4) Plant large shrubs above the retaining walls (since guardrails would be ugly).

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS, BUT THIS DESIGN VARIATION WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

2. WINDOW SHUTTERS SHALL BE OPERABLE. TACK-ON VINYL SHUTTERS PROHIBITED.

3. LANDSCAPE WALL DESIGN DEPENDS ON SITE-SPECIFIC FACTORS. RAILING MAY BE REQUIRED UNLESS DENSE LANDSCAPING (I.E. LARGE SHRUBS AT TOP) BLOCKS FALLS MORE THAN 30". AVOID TALL WALLS IF POSSIBLE (TO MAKE IT SEEM MORE NATURAL).

4. ROOF PITCH AT LEAN-TO ADDITION CAN BE REDUCED TO 3:12, WHICH IS CLOSER TO COMMON HISTORICAL SLOPES (2.5:12 OR 1:5) BUT CAN LIMIT ROOFING OPTIONS.

5. 48x84 GARAGE DOORS (WITH 3 LITES AND CROSS BRACING BELOW) CAN BE CUT INTO 21" SEGMENTS AND CONVERTED INTO ROLL-UP DOORS, IF THAT IS PREFERRED.

6. FOUNDATION SHOULD NOT PROTRUDE OUTWARD BEYOND SIDING MATERIALS.

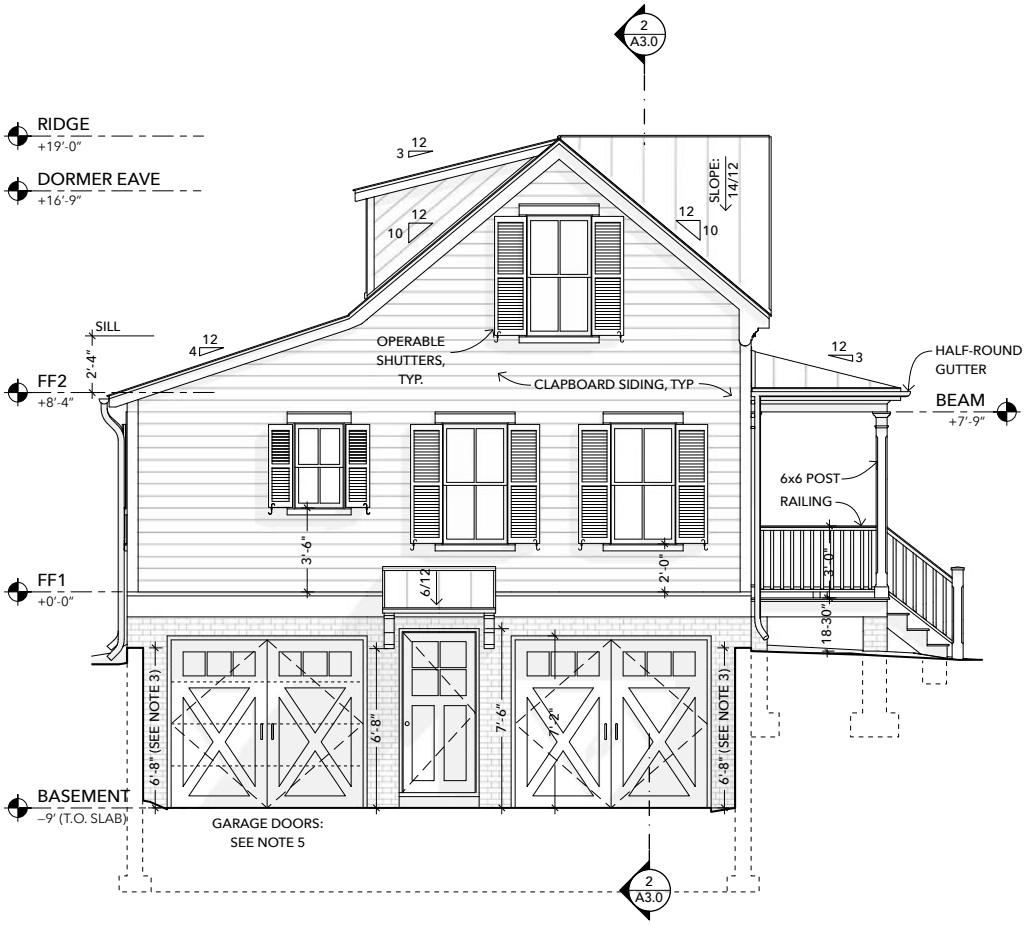
7. **DOOR**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

8. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

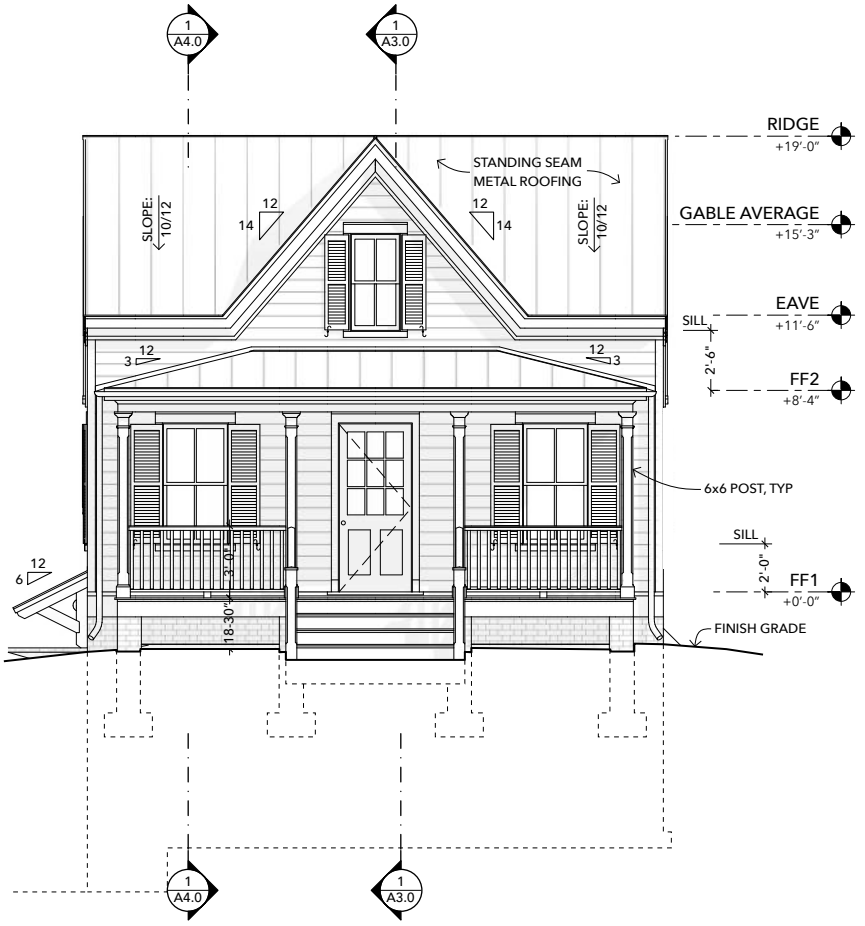
9. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

10. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

11. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



① WEST ELEVATION
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

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FRONT ELEVATIONS
VARIATION: JULIE

A2.0

(1) For bedroom emergency egress, this window can't be much smaller. Also, it can't be much larger or lower to the floor. **(2)** Bricks should not protrude past the siding (a common, modern building mistake). The siding should slightly overlap the brick. **(3)** Shutters must be operable. Board and batten shutters can reduce costs. Or just omit them entirely. But don't be tempted by tacky tack-on shutters.

JULIE'S BACKYARD FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(4) The rear dormer provides stair headroom, natural lighting and cross breezes. **(5)** The roof slope at the lean-to "addition" can be less steep, but that limits the roofing material options. **(6)** Many exterior materials work well (like board & batten siding or cedar shake roofing). But avoid these at all costs: vinyl siding, concrete with fake brick texture, and metal roofing with rectangular corrugations.

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. RAILING AT PORCH MAY NOT BE REQUIRED IF THE DROP TO THE GROUND IS SHORT ENOUGH. BUILDING CODES USUALLY SPECIFY 30", BUT THIS VARIES BY JURISDICTION.

3. IF 3 OR FEWER STEPS FROM PORCH TO GROUND, HANDRAIL MAY NOT BE NEEDED.

4. FOR FLOORS HIGH ABOVE GROUND, WINDOW SILLS MUST BE >24" ABOVE FLOOR.

5. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

6. FOUNDATION SHOULD NOT PROTRUDE OUTWARD BEYOND SIDING MATERIALS.

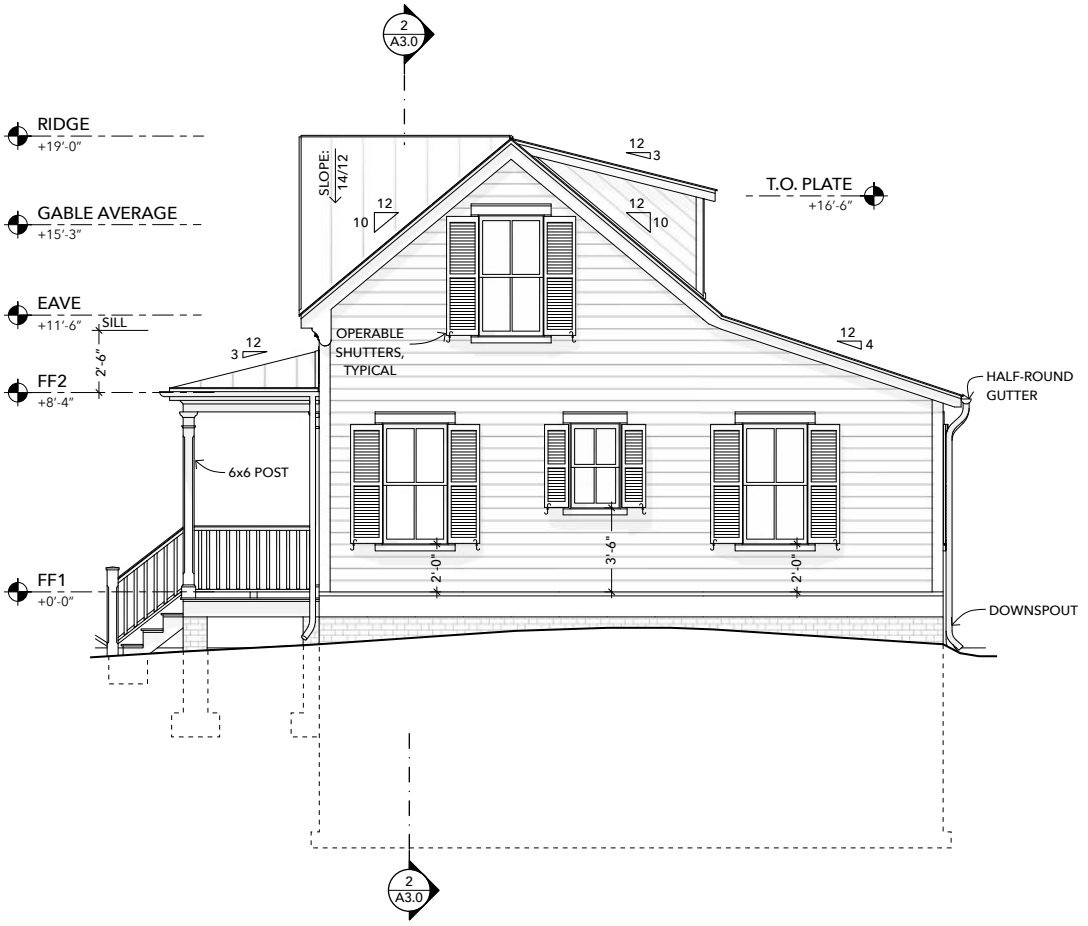
7. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

8. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

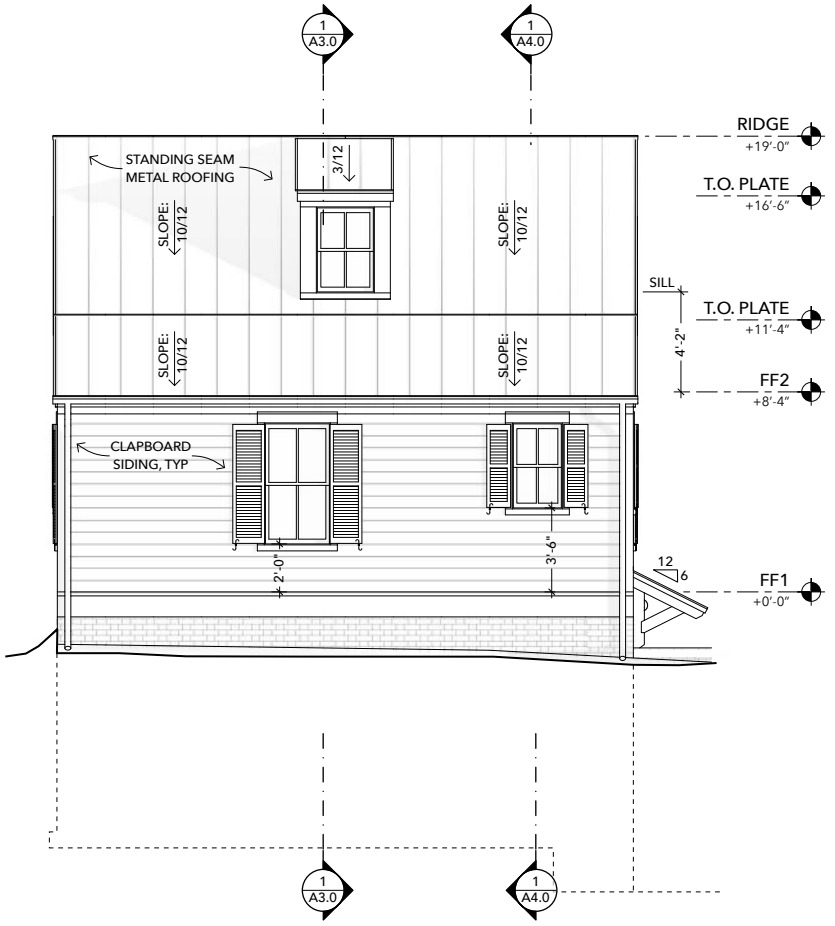
9. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

10. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

11. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

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REAR ELEVATIONS
VARIATION: JULIE

A2.1

(1) Sloping terrain requires a significant amount of thought to be applied to the foundation. Adjust it to local conditions like soil type, flooding, or earthquakes.
(2) The basement ceiling is just tall enough for roll-up garage doors (if desired). It is lowest at the stairs. Headroom and vehicle parking have a minimum height.
(3) The bathroom ceilings are very low. Any lower and it'll cause code violations.

JULIE'S BACKYARD FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(4) The stairs are stacked for optimal spatial efficiency. The minimum head clearances makes it harder to modify this design unless all the ceilings are raised.
(5) The lean-to addition can have trusses, or be constructed simply, as in the past.
(6) The dormer brightens the staircase, enables cross ventilation, and provides necessary headroom. The shed dormer is easier to build than a gable dormer.

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET A4.0.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.

3. LOWERING THE CEILINGS COULD CAUSE AN AVALANCHE OF CODE VIOLATIONS. THIS DESIGN WORKS WITH MINIMUM HEIGHT CLEARANCES FOR INTERIOR SPACES.

4. YOU COULD REDUCE THE BUILDING HEIGHT (BY 9-15") USING UNCONVENTIONAL ASSEMBLIES, LIKE 4x8 FLOOR JOISTS OR MORE EXPENSIVE INSULATION IN THE ROOF.

5. IF PERMITTED, RAISING THE CEILINGS BY 6-18 INCHES MAKES THE DESIGN MORE FLEXIBLE & COMFORTABLE, FIXING MANY ISSUES ARISING FROM OTHER CHANGES.

6. CHAMFERS ARE USED TO MAINTAIN 80" MIN HEAD CLEARANCE AT THE STAIRCASE.

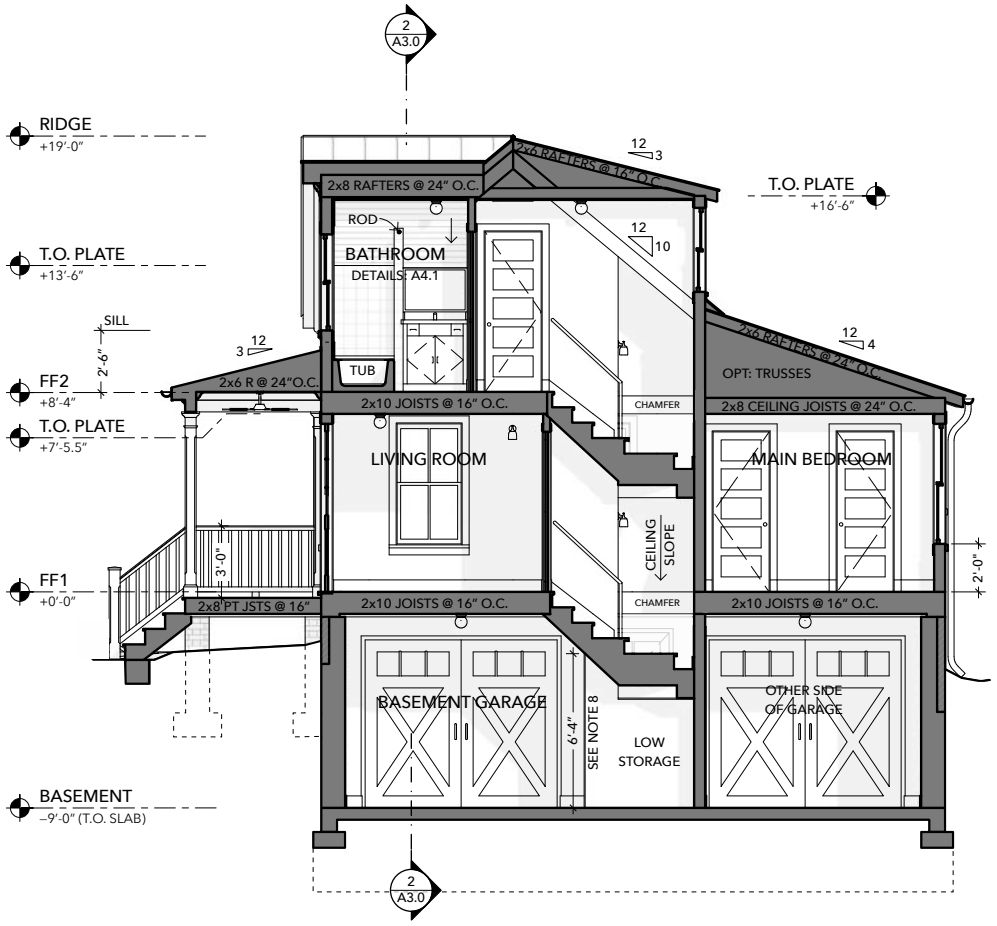
7. RAISED PLATFORM AT DOOR MAKES IT EASIER TO RENOVATE THE GARAGE INTO AN OFFICE OR APARTMENT. IT'S ALSO NEEDED FOR HEADROOM UNDER THE STAIRS.

8. WALL EXTENSIONS ENSURE 6'-4" MIN HEADROOM AT PARKING SPOT BELOW STAIR.

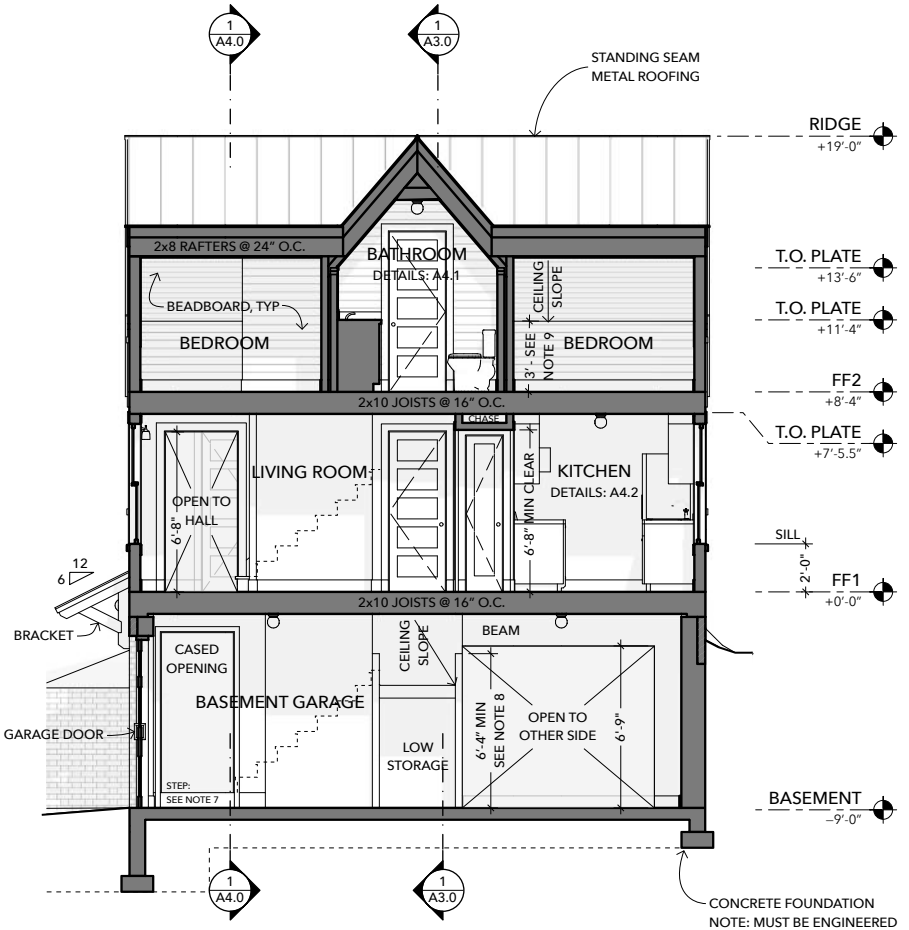
9. THE VERTICAL SIDE WALLS AT THE BEDROOMS ARE ONLY 3' TALL, BUT THEY CAN BE FURRED INWARD TO BE 4' OR 4'-6" TALL, WHICH IS MUCH MORE COMFORTABLE. YET THAT ELIMINATES A LARGE AMOUNT OF USABLE SPACE WITHIN THE BEDROOMS.

10. DIFFERENT ROOF ASSEMBLIES CAN BE USED, BUT 10" (+) OF INSULATION DEPTH IS ASSUMED, SINCE NORMAL ASSEMBLIES IN NORMAL CLIMATES WOULD NEED THAT. ONE OPTION FOR THE ROOF CONSTRUCTION: 2x8 RAFTERS W/ BATT INSULATION. ABOVE OSB: 2 LAYERS OF STAGGERED 1.5" RIGID INSULATION. TOTAL R-VALUE: 38-45.

11. ATTIC ACCESS IS PROBABLY NOT NECESSARY BECAUSE THE SPACE IS SO SMALL.



1 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

JULIE'S VERSION (GARAGE & BEDROOM SUITE)

9	**2024-01-12**	KICKSTARTER EBOOK (FIRST RELEASE)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
4	**2023-04-30**	JULIE: 1ST DRAFT (LARGEST VERSION)
+	See A0.1 for more project history and credits	

SECTION VIEWS
VARIATION: JULIE

A3.0

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Conclusion

This is only a rough draft. The final book will include more pages for the details—much like those of my other house designs, which could be used interchangeably. The final eBook will be downloadable (from the same link) in early February.

The primary purpose of this project is to create a set of designs that work as ADUs ("Accessory Dwelling Units," aka granny flats, in-law suites, backyard cottages, etc). The world needs open-source ADU designs because small houses are the backbone of every great community. And they are also quite hard to design. Small houses follow the same safety requirements as large ones, but also deal with excessively restrictive local requirements, often made only to block their construction.

Small cottages are effectively banned in most modern communities, usually for shortsighted or unethical reasons. We must dare to challenge any laws that forbid such practical, humble homes. Hopefully, these designs can help spark the necessary conversations. Please spread the word.

About the Designer / Author

Jay Osborne is an artist who designs buildings. For many years, he has worked as an architectural designer on an extraordinary variety of structures. Having widened his experience after traveling to more than 52 countries, he now wants to design homes and communities that improve the lives of as many people as possible.

More open-source house designs by Jay Osborne

Download them for free at www.FreeFarmhouse.com

The American Farmhouse

Inspired by an old house found abandoned and overgrown in a Virginia forest, these plans were given away for free as the first open-source architectural plans for a true, functional house.

The Extended Design

Houses look better when they grow over time. To show this, I designed an extended version of my first open-source house. With elegance (and hints of quirkiness), it'll feel just like an old home.

The Southern Farmhouse

The Forrest Gump house wasn't real. It was just a movie set inspired by classic, old, dreamy homes. But why can't we bring such a dream back to life? With these plans, you can build one for yourself.

The Starter Farmhouses

Coming Soon: This new series of designs will have interchangeable components that you could mix and match in a million possible configurations. Start small. Build from there.

METRIC CONVERSIONS

Some of my Kickstarter supporters have requested that I add metric conversions to the book. I may be able to create a whole new set of metric-based drawings, but this book is too dense with information to have both imperial and metric dimensions.

However, most of the dimensions are simple and modular, so it's easy to substitute and mentally add the numbers. These conversions aren't precise (especially the larger numbers), but they still usually add up correctly within dimension strings.

1″	25 mm
2″	**50 mm**
3″	75 mm
4″	**100 mm**
5″	125 mm
6″	**150 mm**
8″	**200 mm**
9″	225 mm
10″	**250 mm**
11″	275 mm
(1′) **12″**	**300 mm**
15″	375 mm
16″	**400 mm**
1′	300 mm
2′	**600 mm**
3′	900 mm
4′	**1200 mm**
5′	1500 mm
6′	**1800 mm**
7′	2100 mm
8′	**2400 mm**
9′	2700 mm
10′	**3000 mm**
12′	3600 mm
16′	**4800 mm**
20′	6000 mm
24′	**7200 mm**
28′	8400 mm
32′	**9600 mm**

Modular dimensions help to reduce construction waste. The North American 4′ (48″) module converts to 1200 mm, which is internationally a common dimension for construction materials.

I'm not sure yet how I'll include this chart in the final book, but I still hope it helps. For the international architects and builders reading this, please don't hesitate to provide any suggesions. I'd like my work to help people everywhere.

— Jay

jay@ freefarmhouse.com